1. PREDESIGN SUMMARY STATEMENT

1.1 SUMMARY STATEMENT

The Minnesota Correctional Facility at St. Cloud (MCF-SCL) performs two critical functions within the Minnesota Department of Corrections. As the DOC's Central Intake Facility for adult males, MCF-St. Cloud receives every offender sentenced to the Minnesota correctional system, processing approximately 700 – 800 new offenders into and out of the facility each month. As one of the DOCs seven adult male correctional facilities, MCF-St. Cloud houses a population of approximately 1,000 offenders at various classification levels, from Orientation for offenders new to the corrections system, to General Population and Segregation offenders. The current spaces required to support these critical functions are inadequate to accommodate the volume of offenders and diversity of the population safely and securely.

Specifically, the location, size, layout, and access to the current **Intake Unit** is inadequate to efficiently process the high volume of offenders while and maintaining the safety and security of the staff and offenders occupying the facility, and the size and functional layout of the current **Health Services Unit** is inadequate to serve the large percentage of the offender population requiring medical and dental treatment safely, securely, and efficiently, and in compliance with current patient privacy regulations.

Beginning in September 2010, the Minnesota Department of Administration, at the request of the Department of Corrections, engaged the services of BWBR Architects and their consultant engineers to analyze the existing Intake and Health Services functions at MCF-St. Cloud and develop a design concept that would meet the security and safety concerns of staff and bring the MCF-St. Cloud facility into better alignment with statewide DOC standards and procedures for processing offenders into the correctional system and providing health care services.

1.2 SCOPE OF WORK, COST PLAN, and PROJECT SCHEDULE

New Space	39,500 GSF
Remodeled Space	19,800 GSF
Total Area	59,300 GSF
Anticipated Project Cost	$29,888,000
Estimated Construction Cost	$22,813,000
Estimated Cost per Square Foot	$385.35
Anticipated State Funding	$29,886,000
Anticipated Date of Funding	June 2012
Anticipated Start of Construction	August 2013
Anticipated Completion/Occupancy	January 2016

1.3 BUILDING PROJECT DATA SHEET – NEW + REMODELED CONSTRUCTION

Name of Project:	MCF-St. Cloud Intake and Health Services Expansion
Agency:	Minnesota Department of Corrections
Building Location:	St. Cloud, Minnesota
Building Occupancy Type:	F-1, I-3, S-1, and S-2
Primary Space Types:	Chiller Plant, Medical and Dental Treatment Spaces, Vehicle Storage and Transport, Laundry, Material Shipping and Receiving, and Storage.
Type of Construction:	Type II A
Building Size:	
Number of Stories:	One Story
Square Feet per Floor:	First Floor – 39,500 GSF (new construction) 19,800 GSF (remodeled construction)
Total Square Feet:	39,500 GSF (new construction) 19,800 GSF(remodeled construction) 59,300 GSF total
Space Efficiency:	Anticipated 1.35 Gross-up Factor
Office Space:	Varies
Typical Work Station Size:	6' x 8' minimum
Site Size (Number of Acres):	488.25 acres (property limits)
Parking	
Type (surface or structured):	Surface
Area of Parking:	107,650 SF (existing)
Number of Stalls:	309 (existing)
Roofing Type:	Built up roofing System
Exterior Wall Type:	Insulated precast concrete panel
Interior Wall Type:	CMU walls in corridors and offender containment areas. Gypsum board on metal stud in medical exam rooms and staff areas.
Structural System Type:	Concrete spread footings and foundation walls. Concrete slab-on-grade. Insulated precast concrete panel exterior bearing walls. CMU interior bearing walls. Precast concrete beams/columns or fireproofed steel beams and columns. Precast concrete hollow-core roof plank. Precast concrete exterior bearing walls, with steel deck supported on steel bar joists (at Chiller Plant)
Mechanical System Type:	Existing campus central plant generated steam converted to hot water and new central air cooled chiller generated cold water supplied to pre-packaged variable air volume (VAV) air handling units

delivering conditioned air through ducted VAV boxes located in individual spaces.
Existing Central Plant domestic hot water.
The system is monitored and controlled through an existing campus Building Automation System.

Fire Protection Description: Automatic sprinkler system with wet-type and dry-type heads.
Tamper resistant sprinkler heads in offender areas.

Electrical System Type: Campus 4160-volt loop transformed at building substations. Full backup with a separate emergency/standby power supplied by existing campus diesel generators. Existing substations with new panelboards will be utilized in existing building areas and new substations will be provided for new building areas.
New fire alarm devices will be connected to existing campus Simplex addressable fire alarm system.

Technology Systems: Fiber optic and copper backbone phone and data systems.
Electronic security touchscreen door controls and door control intercom system, CCTV video assessment and recording system, and central zoned paging system.

Costs:

Total Project Cost:	$29,888,000
Furniture, Fixtures, Equipment, Signage Cost:	$1,597,000
Relocation Cost:	NA
Site Acquisition Cost:	NA
Phasing Cost:	NA
Site Improvements Cost:	$464,000
Technology Cost:	$114,000
Hazardous Materials Abatement Cost:	343,000
Parking Cost:	NA
Construction Cost:	$22,813,000
State Funding Amount:	$29,888,000

1.4 BUILDING AUDIT SHEET – EXISTING BUILDING DATA

Name of Project:	MCF-St. Cloud Intake and Health Services Expansion
Agency:	Minnesota Department of Corrections
Building Location:	St. Cloud, Minnesota
Building Occupancy Type:	F-1 (existing chiller plant)
	I-3 (majority of the facility)
	S-1, and S-2 (various storage areas within facility)
	U-1 (various out-buildings on the campus)
Primary Space Types:	Office, Offender Housing, Medical treatment, Food Service and Dining, Intake processing, Shipping and Receiving Warehouse
Type of Construction:	Type II A
Building Size:	
Number of Stories:	Varies throughout campus
Square Feet per Floor:	First Floor - 59,200 GSF
Total Square Feet:	595,000 GSF
Space Efficiency:	Usable v. Circulation/Mechanical, etc.:5.1
Office Space:	Varies
Typical Work Station Size:	6' x 8' minimum
Site Size (Number of Acres):	488.25 acres (property limits)
Parking	
Type (surface or structured):	Surface
Area of Parking:	107,650 SF (existing)
Number of Stalls:	309 (existing)
Roofing Type & Condition:	Built Up, Ballasted membrane or Slate Tile
Exterior Wall Type (s) & Condition:	Granite block, precast panels and CMU
Interior Wall Type(s):	Gypsum board on steel studs, CMU partitions or cast in place concrete.
Structural System Type & Condition:	Precast concrete, cast in place concrete, or steel roof framing
Hazardous Material Removal & Cost:	No known materials
Mechanical System	

Type & Condition:

There are existing dual fuel boilers located in the powerhouse distributing steam to all buildings for heating. Each building has multiple air handling systems for ventilation, some buildings have air conditioning as a part of the ventilation system. All cooling utilizes DX condensing units. Much of the mechanical system is nearing the end of its life expectancy. The Plumbing system throughout the facility is old and in many areas is in need of replacement. The facility has been in the process of replacing certain areas as funding allows.

Fire Protection
Type and Condition:

A majority of the existing facility has no fire sprinkler coverage. New and remodeled spaces will have sprinklers installed.

Electrical System
Type & Condition:

Utility service to the Power Plant feeds the entire campus at 4160 volts. There are unit substations located in several buildings throughout the facility. Unit substations feed panelboards located throughout the facility. Many substations and panelboards have been replaced in the past several years and others are in need of replacement. The entire campus is backed up by a campus generator and there is a second generator supplying emergency and standby loads in the facility.There is some additional capacity for expansion in the electrical system.

Technology Systems
& Condition:

The campus has copper and fiber optic cable infrastructure feeding all buildings on the campus. There is some room for future expansion but additional backbone cables will be needed. There is existing CATV distribution to all inmate areas of the facility. There is a large CCTV camera system with digital recording located at the headend. The System can be expanded with additional hardware. There are several integrated PLC based security control systems with touch screen monitors. Some areas are interconnected and others are separate. The System can be expanded to include additional areas of the facility.

2. PROJECT BACKGROUND NARRATIVE

2.1 SUMMARY STATEMENT

The **Mission** of the Minnesota Department of Corrections is *to contribute to a safer Minnesota by providing core correctional care, changing offender behavior, holding offenders accountable, and restoring justice for victims.* In order to achieve this mission, Minnesota Correctional Facilities must create an environment that provides safety and security of offenders, staff, and the general public.

The Minnesota Correctional Facility - St. Cloud (MCF-SCL) is seeking to expand and improve the functionality of the Intake and Health Services units in order to ensure the safe and secure operation of the facility.

As the Central Intake Facility for adult males for the Minnesota Department of Corrections, it is critical for MCF-SCL to have a safe, secure, functional, and efficient **Intake Unit**. Approximately 700-800 offenders pass through the unit each month, placing considerable strain on a space that is drastically undersized for the volume of offenders it serves and the intensity of the offender transfer process it houses. Due to space constraints, the Intake Unit suffers from the lack of an appropriate number of holding cells, processing areas, and staff areas, and cannot support the effective separation of offender flow critical to efficient operation and to maintain facility safety and security. Furthermore, many of the existing spaces currently in use are not compliant with current building codes and do not meet accessibility codes necessary to address the needs of disabled offenders.

From an access standpoint, the lack of an enclosed, secure Vehicle Sallyport to handle the quantity and variety of vehicles necessary to transport the large volume of offenders moving through MCF-SCL also creates challenges to the efficiency, safety, and security of the facility.

The expansion of **Health Services** is critical in order to relieve severe overcrowding and allow compliance of HIPAA privacy requirements. Narrow corridors that double as sub-wait areas, pill distribution occurring within a crowded main corridor, and the lack of a secure nurse's station and provider offices all impact privacy concerns. Due to space constraints, most rooms within the unit serve a multitude of purposes impacting the ability to provide services effectively and efficiently, and the lack of secure staff control areas severely limits the ability to manage the unit safely and securely.

MCF-SCL's needs have expanded and outgrown their current facilities, resulting in not only operational inefficiencies, but significant safety and security concerns as well. By expanding and improving the functionality of the Intake and Health Services components, the intent of this project is to dramatically improve efficiency, safety, and security of these components and the facility overall.

2.2 FACILITY CONDITION ASSESSMENT

The Minnesota Correctional Facility-St. Cloud (MCF-SCL) is a level four, close-custody institution built in 1889, with various remodeling and modernizations undertaken over the years to improve safety and security. The facility currently has a population of approximately 1,000 offenders, and serves as the intake center for adult males for the entire State of Minnesota Department of Corrections. Offenders entering the correctional system spend their first 28 days at MCF-SCL undergoing assessment, classification, and orientation prior to being assigned to one of the DOC's seven adult male correctional facilities.

MCF-SCL offers programs to offenders including individual and group counseling, chemical dependency, various educational opportunities including adult basic education, GED instruction, and vocational programs.

Intake

As the DOC's intake center for adult males, MCF-SCL typically processes between 350-400 incoming offenders per month, and a similar number of transfers or releases leaving the facility. The current space available and the location of the Intake Unit at the southeast corner of facility are inadequate to safely and securely support this critical function.

Ideally, an Intake Unit includes a dedicated, fully enclosed, secure Vehicle Sallyport for the orderly, safe, and secure transfer of both incoming and outgoing offenders and their property to and from transport vehicles. Transport vehicles can vary from individual sedans, to multiple passenger vans, to a full-size DOC transport bus with a capacity of up to 30 offenders, and arrive at various unscheduled times throughout the day, often simultaneously.

Inside the Intake Unit, adequate space is required to both physically and visually separate incoming and outgoing offender traffic to promote safe, secure, and efficient movement. Adequate holding cells are required to hold offenders both individually and in small groups prior to processing into the facility, and to maintain separation between unprocessed and processed offenders prior to transport to assigned housing units within the facility. Similarly, separate holding cells are required for outgoing offenders to promote secure, efficient transfer while maintaining separation from incoming offenders. In addition, a variety of specialized support spaces are required for the intake process, including spaces for hygiene (toilets and showers), unclothed body searches, security screening, medical and mental health evaluations, and property processing.

In terms of its location within the facility, the Intake Unit should be located so that circulation of intake offenders and general population offenders in the facility can be kept separate to avoid potential conflicts. This is especially critical in an intake unit accepting offenders new to the corrections system before they have gone thru the DOC's orientation process and have been thoroughly evaluated for medical, mental health, and classification purposes, as offenders new to the system are especially vulnerable to the influence of general population offenders.

Shortcomings associated with the existing Intake Unit at MCF-SCL include, but are not limited to, the following:

- The lack of a dedicated, fully enclosed, secure vehicle sallyport. Vehicles share access with general deliveries and park in outdoor fenced areas adjacent to the intake unit, requiring mass movement of offenders through a small sallyport to enter the Intake Unit.

- The entry sallyport is inadequate to accommodate the number of offenders being transported at one time.
- An inadequate number of Group Holding Cells to securely hold offenders in manageable groups prior to processing.
- An inadequate number of Group Holding Cells to securely hold offenders in manageable groups prior to transfer out of the facility and after processing into the facility.
- An inadequate number of Individual Holding Cells for separation of unruly offenders, both prior to and after processing, and for transfer out of the facility.
- A lack of ADA accessible Holding Cells available for disabled offenders.
- A lack of Search Rooms for unclothed body searches.
- A lack of useable offender Showers.
- Inadequate space for private medical and mental health screening.
- Inadequate space for the efficient transfer and search of offender property into and out of the facility.
- A lack of secure storage of unallowed personal property arriving with intake offenders.
- Inadequate space for the storage and distribution of State-issued property.
- Records must be stored remotely on the third floor of the Central Building and are delivered to Intake three times per day.
- Inadequate observation of processing spaces and staff work spaces by security staff.
- Inadequate coverage by security cameras.
- The lack of dual corridors to physically and visually separate incoming and outgoing offenders.
- The proximity to general facility functions does not allow separation of intake offenders from general population offenders, requiring crossing of several paths including food service, laundry, medical (pill distribution), and general population housing to access the intake housing/program unit or segregation housing.

Health Services

The Health Services Unit at MCF-SCL, located in a land-locked space at the south end of the facility, houses a Medical Clinic, a Dental Clinic, and a medicine preparation area that supports offender pill distribution. In addition to routine medical and dental exams and treatment, the Health Services Unit supports minor medical procedures (stitches, etc.), optometry, and physical therapy services. Health Services staff operates both scheduled appointments and daily sick call and currently sees approximately 120-150 patients per day in the Clinic in addition to seeing on-unit medical lay-ins and patients in the Segregation Unit. Pill distribution serves approximately 200–250 offenders two times per day utilizing a single pill window located on the main offender corridor serving food service/food service queuing. Evening pill distribution employs mobile carts and occurs at a secure remote location on the existing offender housing corridor to limit offender traffic through the facility in the evening. Diabetic medicine distribution occurs inside the Clinic.

The existing Health Services Unit houses four Exam Rooms utilized by two (2) full-time Nurse Practitioners and one (1) part-time Physician on-site three days per week. The Exam Rooms also serve as procedure/treatment rooms and health care provider offices, and accommodate physical therapy two days per month and optometry six days per month.

The existing Nurse's Station is open to the exam corridor and accessible to offenders in the clinic, resulting in both security concerns and concerns regarding patient privacy.

Other small spaces within the clinic area include an entry sallyport and waiting room; x-ray, x-ray workroom, and x-ray processing areas; medical records storage, processing, and offices; an open lab counter and lab chair; and miscellaneous small rooms for storage of medical supplies and equipment. The Head Nurse's Office, Nursing Workstation, Lab Office, Staff Break Room, and additional medical supply and equipment storage rooms are located in an adjacent corridor remote from the clinic.

The Dental Clinic is located immediately adjacent and open to the Medical Clinic and houses two operatories utilized by two full-time dentists, a workroom, an x-ray/hygienist exam room, a dental office, and dental supply and equipment storage spaces.

In general, the Health Services Unit suffers from a severe lack of space required to perform the services required to support the offender population at MCF-SCL, compromising efficiency, safety, and security, as well as compliance with HIPPA rules for patient privacy. Specific deficiencies include, but are not limited to the following:

- There is no designated security station for door control functions.
- The number of Exam Rooms is inadequate to support the number of patients seen each day.
- A separate, larger room is required for treatment and procedures.
- Using Exam Rooms for offices creates efficiency, safety, security, and privacy issues.
- Corridors are not wide enough to support secure, controlled movement.
- The open Nurses' Station compromises safety, security, and privacy.
- Remotely located offices compromise staff efficiency, safety, and security.
- The Medical Records area is inadequate for the number of records required, poorly located, poorly laid out, and compromises efficiency, safety, and security.
- There is a lack of dedicated space for soiled and clean utility rooms and a biohazard room.
- A dedicated, enclosed lab with associated blood draw and offender toilet is required.
- The Meds Prep area is undersized and lacks a secure sallyport entrance.
- Pill distribution, utilizing a single window on an offender corridor, is inefficient and compromises HIPPA privacy rules.
- Requiring diabetic offenders to utilize the clinic for meds distribution is inefficient and creates added traffic in the clinic.
- A separation between the Medical Clinic and Dental Clinic is preferred for safety and security reasons.
- Temperature control within the clinic space is poor.

The information obtained about the current conditions of the Intake and Medical Services functions, together with extensive discussions regarding how each of these functions should operate to support the current offender population at MCF-SCL efficiently, safely, and securely was used as a foundation for developing a preliminary program for spaces required and design concepts for the approximate size and location of each of the functions within the facility.

2.3 OTHER PLANNING CONSIDERATIONS

In conjunction with discussions regarding the Intake and Health Services components, other associated areas of the facility were discussed to determine what impact, if any, they might have in determining the appropriate relationships between components and what opportunities might exist utilizing existing spaces to support new and/or expanded components. Basic assumptions regarding existing spaces and functions were also considered, along with proximity relationship goals for various facility components.

Warehouse/Loading Dock

The existing Warehouse and Loading Dock are located within the secure perimeter, and accept all food, laundry, property, and trash, and recycling deliveries. The location of the Loading Dock within the secure perimeter dictates that outside delivery vehicles be allowed into the perimeter several times per day. Not only is this process time-consuming and inefficient due to the need to carefully inspect each vehicle entering and exiting the perimeter and closely monitoring them while they are in the perimeter, but also each vehicle entering the perimeter represents a significant security risk in terms of the introduction of contraband into the facility and the potential for escape. In addition to the risk associated with the vehicles themselves, the delivered product cannot be fully inspected prior to entering the perimeter, thereby dramatically increasing the potential introduction of contraband into the facility.

Ideally, the vast majority of outside delivery vehicles and uninspected product would be kept outside of the secure perimeter. This can be accomplished by locating the Loading Dock outside of the perimeter, inspecting the product within the Loading Dock, and providing a secure connection for the orderly movement of the product directly to the appropriate program areas (Food Service, Laundry, Property, Canteen, etc.) or to a secure Warehouse located inside the perimeter. This approach greatly improves efficiency by eliminating the need to inspect vehicles, personnel, and product entering the facility and by allowing staff to process product into the facility on a schedule that works best for them. It also greatly reduces the risk of contraband entering the facility and eliminates a major potential for escape.

In addition to its location within the perimeter, the following issues with the existing Loading Dock/Warehouse were noted for consideration in developing a space program and relationships:

- The Loading Dock/Warehouse is currently staffed by four to five offenders and one staff. Locating the Loading Dock outside of the secure perimeter will affect staffing as offenders will not be allowed to work outside.
- The Loading Dock currently does not have provisions for x-ray inspection of product.
- Most deliveries are taken directly from the Loading Dock to Food Service, Laundry, Property, or Canteen. Deliveries are typically not inspected or broken down until they are brought to their intended areas, further increasing concerns of contraband introduction into the facility.
- Most State issued property is stored in the mezzanine level of the existing Warehouse. A limited supply for immediate distribution is stored in caged areas within Laundry.
- Canteen deliveries of 12-16 pallets from MCF-Oak Park Heights arrive once per week. Some are delivered directly to property and some are stored in the Warehouse.
- Mattresses are stored remotely in the former License Plate Warehouse.
- The Loading Dock handles the exchange of dirty linens from Laundry. Linen service is provided by Minncor with deliveries to and from MCF-Faribault once per week.

- Space in the Loading Dock is inadequate to separate "clean" deliveries like food product and "dirty" deliveries and trash. Some separation and cleaning/washing facilities is desirable.
- In addition to deliveries, trash, and recycling (cardboard, paper, plastic, and cans), the Loading Dock stores 30-35 "pig barrels" containing food scrap for a local pig farm. A separate climate controlled storage area would be preferred.
- All medical supply deliveries, UPS, FedEx, and other special package deliveries are made outside of the secure perimeter to the Truck Gate. These deliveries are either picked up at the Truck Gate or taken by security staff to the Warehouse.
- US Mail is currently delivered to Master Control.

Laundry/Property

The primary purpose of Laundry at MCF-SCL is for washing offender State issued clothing, but it also processes transport jumpsuits and some blankets and linens. The majority of linen laundry is done at MCF-Faribault through a contract with Minncor. Linen exchange occurs in-unit weekly using a soiled/clean exchange using carts supplied by Minncor.

The Laundry is adequately sized and equipped with three washers and four dryers, and also includes folding and sewing services. In addition, it serves other functions including Property Storage, Property Issue, and some Dry Goods Storage. A quantity of State issued property is stored in a caged area for immediate distribution - all new offenders receive their State issued property in the Laundry. Additional storage for bulk supplies of State issued property occurs in the Warehouse and emergency supplies are stored in the third floor of the Industry Building.

Interaction between Orientation and General Population offenders is currently unavoidable due the location of the Laundry within the facility and the diversity of functions that occur in the space.

Other Considerations

A number of other considerations arose during the concept diagram reviews that may impact the final design concept.

Site. Plant Operations is currently located immediately north of the existing Loading Dock/Warehouse. Plant Operations could be relocated to currently vacant space at the basement and first floors of the Industry Building to allow the Plant Operations Building to be demolished to create space for new construction.

Site. The existing Grounds Building and former Mason Shop, located immediately north of the existing Plant Operations Building, could be demolished to create space for new construction.

Building. The current Dining Rooms are minimally adequate to handle the current offender population, but their current configuration creates some space inefficiencies and their relationship to the Food Service serving lines creates congestion within the serving area and corridor, creates privacy and noise concerns at the existing pill distribution area, and increases the likelihood of interaction between Orientation and General Population offenders.

Building. The offender Canteen function should be evaluated as the design progresses. Canteen items, except for electronics and special orders, are received from Minncor, broken down in the Canteen, and delivered to the Housing Units for distribution. Electronic goods are picked-up at the Canteen and special orders are delivered to and distributed from the Intake Property Room. Consideration may be given to consolidating Canteen operations and possibly combining them with property functions.

Building. Re-use of the existing Intake area should be considered. Options could include returning it to Food Service Dry Goods Storage or as a possible location for Psych Services.

Infrastructure. The addition of expanded Intake and Health Services components will significantly increase the heating load on the facility. Upgrading the capacity of the existing boilers must be considered as part of the project.

Infrastructure. MCF-SCL currently does not have a central cooling system. Cooling for specific areas is provided by small package rooftop units or local window units. Consideration should be given to incorporating a central chilled water system to provide an efficient means of providing climate control to the new and remodeled areas and throughout the facility.

Infrastructure. For the most part existing security systems consist of several individual components pieced together over the years. Ideally, the plan would be to replace the system with a complete, integrated system, but there has been no study or plan developed to accomplish that. The goal of this study is to provide new systems and expand and upgrade existing systems as appropriate, and plan for future expansion.

Basic Assumptions

An evaluation of the existing MCF-SCL campus and other program areas within the facility resulted in some basic assumptions that would impact the development of concept design options. Specifically, it was determined that:

- The existing Food Service Kitchen must remain in its current location and be close to the food serving lines. The current function within the Kitchen should be impacted as little as possible.
- The existing Truck Gate providing vehicle access into the secure perimeter should remain in its current location.
- Access to Intake should take place without requiring additional vehicle traffic to pass thru the existing Truck Gate and into the secure perimeter. Additional vehicles, particularly County transport vehicles, inside the perimeter would result in significant security concerns.
- Existing components must remain fully operational until new or remodeled components can be occupied.
- There are two basic locations to provide access through the secure perimeter – immediately adjacent to and west of the existing Truck Gate, and along the south wall of the Laundry and Kitchen areas.

Proximity Relationship Goals

During programming discussions, some basic proximity relationship goals between the project components were established. The relationship goals included:

- Intake should be located directly adjacent to a secure vehicle sallyport to facilitate secure offender transportation to and from the facility.
- Intake should be located near Orientation Housing (Unit E) to minimize potential interaction between Orientation and General Population offenders.
- Intake should be located near Health Services to facilitate medical evaluations and minimize potential interaction between Orientation and General Population offenders.
- Intake offenders may be transported directly to Administrative Segregation for protective or overcrowding purposes, so Intake should be located convenient to and near the Segregation Unit.
- Health Services is accessed by offenders from all Housing Units at the facility, so should be located near and/or convenient to housing.

2.4 ANALYSIS OF ALTERNATIVES

Using information developed in the Space Allocation Program, key relationship discussions, and basic assumptions relative to the overall campus layout, several planning concepts were developed and presented, and the advantages and disadvantages or each were discussed to arrive at a preferred planning concept. In addition to the Intake and Health Services Units, possible locations for a future Segregation Housing Unit played a major role evaluating planning options.

Initial concepts explored the options of incorporating the Intake, Health Services, and future Segregation Housing components into an entirely new building within the secure perimeter, as well as consideration of a combination of new and remodeled existing spaces. A review of these concepts quickly revealed that construction of an entirely new building to house all of the components would require Intake to be located within the secure perimeter, thereby requiring that transport traffic, from both the DOC and Counties, be processed through the perimeter. Security concerns associated with allowing significantly more vehicular traffic into the secure perimeter made the construction of an entirely new facility impractical, and focused the discussions on a combination of new construction and remodeled space to accommodate the programmed functions.

The discussion of security concerns with vehicular traffic entering the secure perimeter led to discussion about possible relocation of the Loading Dock to the outside of the secure perimeter to limit the need for general delivery vehicles to enter the perimeter , which would significantly improve security and staff efficiency.

Consideration of an all new building also raised concerns about the location of Intake relative the existing Orientation Housing Unit E. The proximity of Intake to Unit E emerged as one of the key proximity relationships directing the planning concept, and began to suggest a location for Intake near the existing Laundry space. This location also had the advantage of allowing a secure enclosed intake Vehicle Sallyport to be located on, but outside of, the secure perimeter. This location for the Vehicle Sallyport, along with a secure offender sallyport through the perimeter, would allow transport vehicles to enter a secure area but remain outside of the perimeter. The combined space available in the Laundry and the existing Health Services component would accommodate the programmed area for Intake and provide nearly direct access to Unit E.

Consideration was given to locating Health Services in both new construction and within entirely remodeled space. The logical space to be considered for remodeling to provide adequate space for the larger Health Services component was Laundry. Consideration of Laundry for a new Intake unit, along with the need to fully construct a new Health Services unit prior to vacating the existing unit, directed the planning concept toward construction of an entirely new Health Services unit to the north.

Upon being displaced by the new Intake Unit, the Laundry required a new home. Considering that, in the design of a new Intake Unit that would incorporate an integrated State issued property storage and distribution room the Laundry would become strictly a facility "service" area, and considering that Laundry would benefit from being located in close proximity to the Loading Dock/Warehouse due to the quantity of deliveries it received, the planning concept considered relocating Laundry to a portion of the existing Warehouse.

Based largely on the desire to severely limit the number of delivery vehicles that were required to enter the secure perimeter, construction of a new Loading Dock outside of, but immediately

adjacent to, the secure perimeter was considered. To take advantage of the existing facility service roadways and the current function of the southeast corner of the facility as a "service" area, a location for a new Loading Dock immediately adjacent to the existing Truck Gate was considered. This location would make use of the area currently used as an outdoor semi-secure Vehicle Sallyport for Intake transport vehicles. Concurrently expanding the Warehouse into the existing Loading Dock and constructing a new addition immediately east of the existing loading dock would allow a portion of the exiting Warehouse to be used for Laundry, expand the overall Warehouse area, and allow the creation of a direct secure sallyport connection between the new Loading Dock and the Warehouse addition through the secure perimeter.

Due to the space required, and due to the unique security construction requirements of a future Segregation Housing Unit, planning concepts focused quickly on new construction. Area available within the existing footprint of the facility and connected to the existing circulation system was severely limited by the location of existing occupied spaces. The courtyard between the existing Segregation Unit and Housing Unit B emerged as an option, but the tight space available for the amount of area required along with the complicated logistics associated with major construction in an area confined on all four sides by multi story buildings directed the planning concepts toward open space to the east of the existing Segregation Unit. By demolishing the existing Plant Operations, Grounds Building, and former Mason Shop and relocating their functions to other available vacant space on campus, a large open space, easily accessed through the Truck Gate, would be available for new construction of both the Health Services Unit and a future Segregation Housing Unit. Furthermore, locating Segregation Housing on the north end of the new construction would facilitate efficient construction of a new unit at a later date. This location would also offer the advantage of a nearly direct connection between Health Services and Segregation, and a convenient means of circulation between Segregation and Food Service, both of which were identified as key relationships in the programming discussions.

Finally, the concept was developed to allow expansion of the existing main north/south offender corridor further south to Intake, and further north to Health Services and Segregation, creating a simple and convenient offender circulation path between these key components. Furthermore, by remodeling the two existing Dining Rooms and relocating the food service serving lines to a location at the east end of the dining rooms, this main offender corridor concept could be further expanded to allow offenders access to food service from the new corridor. Consolidating all of this offender traffic into the new main north/south corridor would promote development of the existing corridor system at the southeast end of the facility as a "service only" corridor for use by staff and offender workers only as required to access Food Service, Laundry, and Warehouse.

Consideration for how construction of each of the planning concepts would be phased was also an important consideration in the discussion. The general phasing plan for the preferred concept would be as follows:

1. Construct the new Health Services Building and relocate Health Services.
2. Construct the new Loading Dock and secure connection through the secure perimeter. Construct the new Warehouse Building and remodel the existing Loading Dock for warehouse function.
3. Relocate the existing Laundry to a portion of the existing Warehouse.
4. Remodel the vacated Health Services and Laundry areas for Intake and construct the new secure Vehicle Sallyport.
5. Remodel the existing Intake Unit to add dry goods storage for food service.

6. Remodel remaining vacant spaces to house a consolidated Property and Canteen area adjacent to the Intake Unit and accessed from the new main corridor.
7. Remodel the Dining Rooms and relocate the food service serving lines (optional).

The preferred concept that emerged from this preliminary design effort is illustrated in the Planning Concept Diagram in Section 4.

3. AGENCY/ORGANIZATION PLANNING

3.1 AGENCY'S STRATEGIC PLAN, MISSION, and OPERATIONAL PLAN

The Minnesota Department of Corrections Strategic Plan 2010 reflects the agency's key role in enhancing public safety for Minnesota citizens. The agency's **Mission** establishes four basic goals for contributing to a safer Minnesota:

- Providing core correctional care
- Changing offender behavior
- Holding offenders accountable
- Restoring justice for victims

In support of its Mission, the **Vision** of the Department of Corrections is to ***FOCUS on reducing risk*** through implementation of the following core **Values**:

Fostering community partnerships
Optimizing best practices
Creating a respectful, diverse culture
Utilizing effective communication
Strategic and efficient use of resources

As one of the Department of Corrections seven adult male correctional facilities housing nearly 1,000 offenders, MCF-St. Cloud plays a vital role in achieving the agency's Mission of enhancing public safety for Minnesota citizens. As the Central Intake Facility for all adult males entering the correctional system, MCF-St. Cloud plays a unique role in providing core correctional care to all offenders during their first 30-days of incarceration. In its role at the Central Intake Facility, MCF-St. Cloud processes approximately 350 – 400 offenders into and out of the facility each month, and is charged with maintaining separation between Orientation offenders and General Population offenders, resulting in a significant burden on existing facilities not designed to support these unique functions and operations.

The MCF-St. Cloud Intake and Health Services Expansion project is intended to greatly improve the facility's ability to meet its Mission of ***providing core correctional care through the delivery of a safe, secure, and humane environment for staff and offenders*** by expanding the space available for the critical functions of Intake and Health Services and greatly improving functional relationships and operational efficiency as the Department of Corrections Central Intake Facility.

3.2 STAKEHOLDERS

The primary stakeholders affected by the MCF-St. Cloud Intake and Health Services Expansion project include, but are not limited to:

- The General Public
- The Commissioner of Corrections
- The Minnesota Department of Corrections – Facilities Division
- MCF-SCL Administration, Operations, Security, Health Services, and Maintenance Staff
- Minnesota County Law Enforcement
- Offenders

The project will improve public safety and the safety of staff and offenders by providing an efficient, safe, and secure environment for processing and transport of offenders into and out of the facility, and for providing health care services to both Orientation and General Population offenders.

3.3 PLANNING PROCESS

In September 2010, the Minnesota Department of Administration, on behalf of the Minnesota Department of Corrections-Central Office and MCF-St. Cloud, commissioned a study to investigate critical needs at MCF-St. Cloud and to consider planning options to address those needs. The study culminated in at written Report issued in May 2011.

Information obtained from a review of the existing Intake and Health Services functions and from detailed discussions with MCF-St. Cloud staff during the study describing how each of the components should function, was combined with historical data taken from the design of similar spaces at other correctional facilities to develop and refine a preliminary Space Allocation Program for each of the components. The Space Allocation Program identified the type, size, and quantity of each space required and noted some of the special needs associated with each space. The program also included a "Component Gross-up Factor" to incorporate space within each component required for items like interior wall thicknesses, circulation, and utility services. In addition, a "Building Gross-up Factor" was included to include items like the thickness of exterior walls and general building circulation and utility spaces. Together, these space allocations were combined to identify a preliminary size for each component individually and the project overall.

Based on the component sizes developed in the space allocation program, consideration of the key desired proximity relationships, and considering the basic assumptions that were established, concept planning diagrams were developed to investigate opportunities for potential locations of each of the components on the MCF-St. Cloud campus. During this investigation, other components emerged as candidates for relocation in order to both create the contiguous space necessary to accommodate the programmed spaces and facilitate phasing of the work to allow components to remain fully operational until new spaces were completed, and to improve overall function, efficiency, safety, and security of the facility.

Using the information developed during the study as a foundation, additional meetings were held with Department of Administration, Department of Corrections, and MCF-St. Cloud staff during the Predesign to review and refine project requirements. Additional engineering information was developed and construction and overall project costs were developed to reflect refinement of the project scope.

In addition to construction and project costs, operational costs associated with the expansion were considered in the Predesign. While the expansion project will result in significant operational efficiencies for both staff and building operations, the additional area will result in a need for additional staff and the additional area combined with additional climate control requirements will result in additional building operating costs. These additional costs are identified in Section 6 of this report.

4. PROJECT DESCRIPTION

4.1 ARCHITECTURAL/ENGINEERING PROGRAM

4.1.1 Program Description

Intake

The function of the Intake Unit at MCF-St. Cloud is to transfer all offenders into and out of the institution safely, securely, and efficiently. As the Central Intake Facility for the Department of Corrections, MCF-St. Cloud receives all new adult male offenders sentenced to the DOC and transfers offenders to one of the six other adult male institutions after completion of a 30-day classification and orientation program. In addition to its role as the Central Intake Facility, MCF-St. Cloud also maintains a sentenced offender population which may include transfers into and out of the institution. As a result of this dual role, MCF-St. Cloud typically experiences a volume of 700 – 800 offenders passing through the Intake Unit each month.

Offenders arrive at MCF-St. Cloud in various types of vehicles, from county patrol vehicles with a single offender, to county or DOC transport vans with two to eight offenders, to a DOC bus with an occupancy of 29. In addition, arrivals can occur at any time during "normal business hours" Monday through Friday. Arrivals are both scheduled and unscheduled.

In its unique role as the Central Intake Facility, MCF-St. Cloud is also responsible for maintaining separation between the orientation offender population and the facility's programmed offender population while offenders new to the prison system are classified and oriented into living in the correctional system. As the first point of entry into the facility and point of transfer out of the facility, the Intake Unit plays a key role in maintaining this separation.

To function safely, securely, and efficiently, the Intake Unit should employ several key components.

- A secure area, preferably enclosed, for drop-off and pick-up of offenders by transport vehicles.
- An appropriate number of Holding Cells, both group and individual, to safely hold offenders immediately upon arrival and prior to search, evaluation, and processing into the facility.
- Holding Cells, both group and individual, to hold offenders after processing and prior to being transported to Housing Units by groups.
- A second, similar set of individual and group Holding Cells, separate both physically and visually, for holding offenders being transferred out of the facility, often on the same vehicles transporting offenders to the facility.
- Adequate spaces for processing offenders, including Search Rooms, State issued property storage and distribution, ID and fingerprinting, Interview Rooms for medical and mental health evaluations, and general storage areas.
- Staff spaces, including offices and toilet facilities.
- Adequate space for temporary storage and inspection of both incoming and outgoing offender personal property.
- Secure Sallyport connections at entrances to both the inside and outside of the facility.

A critical component of efficient, safe, and secure operation of the Intake Unit is the ability for staff to quickly move incoming offenders and property into secure holding areas, moving outgoing offenders and property to transport vehicles, and allowing transport vehicles to leave as quickly as

possible. With offenders and property securely held, staff can process offenders individually at pace and in a flow of operations that promotes safety and security.

Health Services

The primary purpose of the Health Services Unit at MCF-St. Cloud is to evaluate the medical, dental, and mental health condition of new arrivals, and provide diagnostic and treatment to both new and existing offender population.

A correctional Health Services Unit functions much like a non-correctional medical, dental, or mental health clinic. Offenders are seen and treated by health care providers in a clinic setting and providers are required to follow HIPPA privacy rules. Spaces for exams, diagnostics, and treatment include typical Exam Rooms, Lab, Blood Draw, X-Ray, Eye Exam, and Physical Therapy. A Procedure Room is typically provided for minor procedures, and an Emergency Room may be provided to stabilize and treat more severe injuries or illnesses prior to transport to a local hospital.

The Dental Clinic provides basic exams and cleanings as well as more extensive dental care and includes open operatories for treatment, as well as a work room and office spaces for the dentist and hygienist.

The flow and function of the Health Services Unit is controlled from a secure central Nurse's Station. Support spaces for Offices, Storage, Dirty and Clean Linen, Instrument Cleaning, etc. are generally provided in a secure area adjacent to and accessible from the Nurse's Station.

One critical, unique aspect of Health Services in a correctional environment is Pill Distribution. While some medications are distributed to offenders for self medication (KOP or Keep on Person medications), the majority are distributed by nursing staff during designated pill distribution periods several times per day. Medications are received, prepared, and distributed to offenders from a secure are via a secure pass-thru window. Medications are typically distributed three times per day in a semi-private area located near a main circulation corridor and immediately adjacent to but separate from the Health Services Clinic to avoid congestion in the Clinic, promote staff efficiency and offender flow, and maintain patient privacy during distribution times. Medications are typically distributed from mobile carts used to transport medications from the prep area to distribution windows. Carts are also used to deliver medications to special housing units and/or segregation housing.

Access to the Health Services Unit is typically controlled through the use of a secure sallyport operated locally by security staff or remotely from a nearby corridor control station. Access is typically to a secure Waiting Room controlled by security staff that monitors offender activity and controls access to the Clinic. Holding Cells are typically provided adjacent to the Waiting Room for holding of unruly offenders.

Loading Dock/Warehouse

The Loading Dock receives all goods and materials that enter the institution. Materials include dry goods (clothing, paper, toilet paper, etc.), food, canteen deliveries, mechanical and electrical equipment, and much more – everything needed to support the daily activities of the facility. Some goods and materials may be delivered by DOC vehicles, but the vast majority are delivered by common carriers. Since they are largely uncontrolled prior to delivery, all goods entering the facility must be thoroughly inspected to prevent the introduction of weapons or other contraband.

If the Loading Dock is located outside of the secure perimeter, goods can be delivered quickly and efficiently and inspected by staff prior to transfer into the facility. If, however, delivery vehicles must enter the secure perimeter, the vehicles must also be inspected, both entering and leaving the facility, to prevent the introduction of weapons or contraband and to prevent escape. For both security reasons and efficiency, it is highly desirable to locate the Loading Dock outside of the secure perimeter and provide an internal secure sallyport for moving goods into the facility after inspection.

The Loading Dock should include both on-grade overhead doors and recessed areas with large overhead doors and complete dock equipment to handle a wide variety of delivery vehicles. Space should also be provided for trash and recycling compactors to serve the facility. X-Ray equipment is typically provided to assist in inspection of goods and materials.

A Warehouse, located on or inside the secure perimeter, provides the facility the ability to stock many material required for operation of the facility, to limit the number of deliveries per day, and to manage costs by purchasing goods in bulk. The Warehouse is ideally located very near the Loading Dock to promote efficiency of operation, but inside the secure perimeter to promote efficient movement of goods throughout the facility.

Canteen/Property

The primary purpose of the Canteen/Property is to receive, store, and distribute goods to offenders. This includes canteen goods that can be purchased by offenders through the Minncor industry program at MCF-Oak Park Heights, and State issued property such as shoes, clothing, and coats.

Goods are delivered to and inspected at the Loading Dock and transported to the Canteen/Property area in bulk. Goods are broken down into individual quantities/packages, temporarily stored on open shelving, and distributed to offenders at designated times and days of the week. The Property area is also responsible for storing confiscated or non-allowed offender property and shipping it out or disposing of it after a designated period of time. Property may also be responsible for inspection and approval of incoming and outgoing offender property associated with transfers and storing property for offenders on disciplinary status.

Goods are distributed from a semi-secure/or secure distribution area through windows with transaction counters. Offenders register to receive their orders and inspect and approve orders from a designated Pick-up area, typically designed with multiple transaction windows to promote efficient operation.

Large, open areas are required for receiving, unpackaging, and temporarily storing Canteen and Property goods.

Laundry

Bulk laundry, including sheets, blankets, and pillow cases, are processed at MCF-Faribault as part of the Minncor industry program and delivered to MCF-St. Cloud in bulk for distribution to offenders on a weekly basis via a linen exchange program. Space is required to receive and temporarily store multiple large linen carts for both clean and soiled linen.

Offender clothing and miscellaneous "utility" items are laundered at the MCF-St. Cloud Laundry facility. Commercial washers and dryers, folding tables, and sewing machines are all included in the Laundry to process internal laundry. These function are typically performed by offenders with staff

supervision and require large, open spaces to accommodate the equipment and folding and sewing functions.

Main Corridor/Security Station
Ideally, primary offender program and service functions are located along a clear, wide, main corridor system that promotes both efficient movement of large numbers of offenders simultaneously and visual monitoring by staff with minimal blind spots.

Movement in the main corridor and access to individual program area is typically monitored and controlled from a highly secure, fully enclosed Control Station outfitted with security electronic equipment. The Control Station should have direct visibility of the corridor system and program entrances to the greatest extent possible.

Dry Goods Storage
Dry goods storage is provided to allow bulk storage of food items in or immediately adjacent to the kitchen to both limit the number of deliveries of food items to the facility and to allow the facility to order products in bulk for significant cost savings.

Dry Goods Storage is ideally a large, open area with flexible open shelving to accommodate a wide variety goods.

Chiller Plant
The Chiller Plant houses mechanical chillers and associated pumps and control equipment required to produce and deliver chilled water to local HVAC units that provide climate controlled air to designated spaces. It is typically a very large open space located outside the secure perimeter and near the power plant, with adjacent exterior space available for cooling towers. Metal walkway systems are typically included to provide services maintenance access equipment.

4.1.2 Building Program Information

A preliminary Space Allocation Program was developed using information on existing spaces at MCF-St. Cloud, historical data from other facilities including MCF-Faribault, MCF-Rush City, and MCF-Oak Park Heights, professional experience with similar projects, and extensive discussions with MCF-SCL staff.

Included on the following pages is a Space Program Summary identifying the components of the initial study including Intake and Health Services. In addition, the program accounts for other facility functions affected by the study including Warehouse/Loading Dock, Canteen/Property, Laundry, and a Chiller Plant.

Program Summary - Preliminary

	Component	New Construction	Remodel of Existing
1.0	Intake *(new and remodel of existing)* 9,500 GSF total	3,645 GSF	5,855 GSF
2.0	Health Services *(new construction)*	16,600 GSF	---
3.0	Loading Dock/Warehouse *(new construction)*	12,700 GSF	---
4.0	Canteen/Property *(remodel of existing)*	---	6,300 GSF
5.0	Laundry *(remodel of existing)*	---	3,000 GSF
6.0	Main Corridor/Security Station *(new and remodel of existing)*	1,620 GSF	1,580 GSF
7.0	Dry Good Storage *(remodel of existing)*	---	3,000 GSF
8.0	Chiller Building *(new construction)*	5,000 GSF	---
		39,565 GSF	17,735 GSF
	Totals		**59,300 GSF**

Intake

Item	Function	NSF Per Room	Quantity	NSF Totals	Remarks
1.01	Vehicular Sallyport	2,700	1	2,700 NSF	*Enclosed, non-conditioned space, sized to accommodate DOC transport bus, ambulance, and multiple vehicles at a time. Car parking. Drive through preferred.*
1.02	Intake Sallyport	120	1	120 NSF	*Located between VSP and Intake area. Must be larger if VSP is not enclosed*
1.03	Security Desk	120	1	120 NSF	*open security desk at processing area, finger printing and ID photo*
1.04	Processing Area	320	1	320 NSF	*circulation area outside cells, includes space for bench seating with cuff-rail*
1.05 A	Group Holding Cells	140	6	840 NSF	*bench seating for 10 offenders, includes comby toilet/sink, separate in/out pairs*
1.05 B	Group Holding Cells ADA	170	2	340 NSF	
1.06	Individual Holding Cells	70	6	420 NSF	*includes comby toilet/sink and bench*
1.08	Search Rooms	80	4	320 NSF	*Use for both in and out. Transport also does searches*
1.10	Shower - ADA	50	1	50 NSF	
1.11	Institutional Clothing Issue	150	1	150 NSF	*locate adjacent to Search/Change Area*
1.12	Offender Property Storage	240	1	240 NSF	*Storage room for offender totes. Space required to search incoming/outgoing totes*
1.13	Interview Room	80	2	160 NSF	*small room for one-on-one meetings with offenders located off processing area*
1.14	Medical Screen	80	2	160 NSF	*small room located adjacent to interview room, for quick medical screenings - one FT medical staff per office (2)*
1.15	Transportation Office	150	1	150 NSF	*Two workstations, includes storage for restraints, security equipment, inmate clothing. Accessible 24 hours or near security desk and SP entrance*
1.16	Staff Office	120	3	360 NSF	*Lieutenant, Count Officer, Records*
1.17	Staff Break	150	1	150 NSF	*One table, Ref/Sink/MW/Coffee*
1.18	Staff Toilet	75	2	150 NSF	*Male and female toilets*
1.19	Intake Storage	200	1	200 NSF	
1.20	Janitor Closet	80	1	80 NSF	
		Subtotal		**7,030**	**NSF**
	Component Gross Up Factor			1.35	
			Total	**9,500**	**CGSF**
	Building Gross Up Factor			1.00	
1.0	***Intake***		**Total**	**9,500**	**BGSF**

Health Services

Item	Function	NSF Per Room	Quantity	NSF Totals	Remarks
Outpatient Clinic					
2.01	Entrance Sallyport	80	1	80 NSF	
2.02	Security Office Bubble	120	1	120 NSF	*Door Control / indirect supervision*
2.03	Security Officer's Station	80	1	80 NSF	*Direct Supervision - Open station* *Visibility to waiting area, pill distribution, offender corridor, holding cells.*
2.04	Waiting Area - General Population	300	1	300 NSF	*12-15 seats, separate areas for Med/Dental*
2.05	Holding Cell	60	2	120 NSF	*High security* *Include toilet for urine samples.* *Locate near waiting room, visible from security station.*
2.06	Orientation Waiting	120	1	120 NSF	*Separate from general population*
2.07	Nurses Station	250	1	250 NSF	*enclosed/secured station* *Central to exam rooms, w/ visibility to all exam rooms* *Convenient access to printer, fax, copier*
2.08	Exam/ Treatment Rooms	110	6	660 NSF	*(2) Sick-call rooms, (4) Doctor-call rooms, including specialist. Subwait outside room*
2.09	Exam Room Subwait	0	0	0 NSF	*Benches in corridor - included in gross-up*
2.10	Procedure Room	220	1	220 NSF	*For procedures and minor surgery, colonoscopies, injections* *No general anesthesia* *Procedure table, with access to all sides of patient; hand wash sink; supply storage; computer charting station; articulating exam light;*
2.11	Emergency Room	320	1	320 NSF	
2.12	Physical Therapy / Eye Exam	240	1	240 NSF	*One patient at a time,* *Closet for PT equipment, including (1) PT table, pulleys, ultrasound machine, electronic pads, hot packs.*
2.15	X-Ray Room	280	1	280 NSF	*New or existing equipment*
2.17	Laboratory	280	1	280 NSF	*(1) Staff* *Adjacent to offender toilet room and blood draw. Verify lab equipment*
2.18	Blood Draw	40	2	80 NSF	
2.19	Multipurpose Consult Room	110	1	110 NSF	*Psychiatric consults, including (1) room for psychiatrist, (1) for psych nurse* *Dietician office on non-psych days.* *Computer workstation, consult seating*

2.20	Offender Toilet	60	2	120 NSF	*One w/pass-through to lab/workroom ADA*
2.21	Meds Prep Room	300	1	300 NSF	*adjacent to clinic and pill distribution*
2.22	Meds Prep Sallyport	80	1	80 NSF	
2.23	Pill Window	20	2	40 NSF	
2.24	Diabetic Window/ Queuing	40	1	40 NSF	*Adjacent to Meds Prep distribution window. For diabetic patients (including new arrivals) to inject insulin, with staff assistance if needed. Semi-private? Wheelchair accessible?*
2.25	Pill Window/ Diabetic Queuing Space	300	1	300 NSF	*Space for 20 - 30 patients awaiting pill distribution / diabetics Flex with other spaces?*
2.26	Medical Records	240	1	240 NSF	
2.27	Soiled Utility Room	100	1	100 NSF	*Trash container, linen hamper*
2.28	Clean Utility Room	100	1	100 NSF	*Quantify storage needs.*
2.29	Instrument Cleaning Room	120	1	120 NSF	
2.30	Infectious Waste	60	1	60 NSF	*Locate near service dock if possible.*
2.31	Health Services Administrator	150	1	150 NSF	
2.33	Clinic Nurse Supervisor	120	1	120 NSF	
2.34	Provider Office	120	3	360 NSF	*Private offices for physician, PA, and visiting specialist.*
2.35	Shared Office	150	1	150 NSF	*Transcriptionist, Medical records clerk(3) systems furniture workstations (includes one future position)*
2.36	Office Equipment Area	100	1	100 NSF	*Copier, fax, printer, work counter*
2.37	Equipment Storage Room	400	1	400 NSF	*Walkers, toilet seats, crutches, etc. EKG machine*
2.38	Housekeeping Closet	80	1	80 NSF	
		Subtotal		**6,120**	**NSF**

Dental Clinic

2.38	Dental Waiting	50	1	50 NSF	*Subwait - main waiting shared with medical*
2.39	Dental Operatory	120	2	240 NSF	*Private room*
2.40	Dentist Office	200	1	200 NSF	*Private office.*
2.41	Dental Assistant Office	120	1	120 NSF	*Private office for dental assistant*
2.42	Dental Workroom/ Lab	150	1	150 NSF	*Dental records storage and Supply storage*
2.43	Dental Mech. Room (Compressor)	40	1	40 NSF	*Sound isolation needed*
2.44	Dental Storage	100	1	100 NSF	
		Subtotal		**900**	**NSF**

Shared Staff Spaces

2.45	Conference Room	240	1	240 NSF	*Seating for 12*
2.46	Staff Locker Room	180	1	180 NSF	*Lockers. Full and /Half Height*
2.47	Staff Break Room	180	1	180 NSF	*Seating for 8.*
2.48	Staff Restroom	60	2	120 NSF	*ADA Accessible male and female shower*
2.49	Communications Closet	100	1	100 NSF	*space added to program for data/communications equipment*
2.50	Mechanical/ Electrical Room	200	1	200 NSF	*space added for mechanical and electrical equipment*
2.51	Mechanical Penthouse	3,000	1	3,000 NSF	*space added for mechanical air handling equipment on roof*
		Subtotal		**4,020**	**NSF**
		Subtotal		**11,040**	**NSF**
	Component Gross Up Factor			1.50	
		Total		**16,600**	**CGSF**
	Building Gross Up Factor			1.00	
2.0	***Health Services***	**Total**		**16,600**	**BGSF**

Loading Dock/Warehouse

Item	Function	NSF Per Room	Quantity	NSF Totals	Remarks
Receiving					
3.01	Receiving Area	2000	1	2,000 NSF	*Plan for palette x-ray and conveyor system. Five dock doors.*
3.02	Trash / Recycling	400	1	400 NSF	
3.03	Staff Office	120	1	120 NSF	
3.04	Staff Toilet	80	1	80 NSF	
		Subtotal		**2,600**	**NSF**
Warehouse					
3.11	Secure SallyPort	200	1	200 NSF	
3.12	Staff Office	120	2	240 NSF	
3.13	Staff Toilet	80	1	80 NSF	
3.14	Janitor Closet	80	1	80 NSF	
3.15	Secure Storage	120	1	120 NSF	
3.15	Shipping/ Receiving	400	1	400 NSF	
3.16	High Bay Storage	5500	1	5,500 NSF	
3.17	Mech/Elec Room	200	1	200 NSF	
		Subtotal		**6,820**	**NSF**
		Subtotal		**9,420**	**NSF**
	Component Gross Up Factor			1.35	
		Total		**12,700**	**CGSF**
	Building Gross Up Factor			1.00	
3.0 *Warehouse*		**Total**		**12,700**	**BGSF**

Canteen/Property

Item	Function	NSF Per Room	Quantity	NSF Totals	Remarks
Canteen/ Property					
4.01	Offender Pick-Up Area	650	1	650 NSF	
4.02	Canteen Work Area	1800	1	1,000 NSF	
4.03	Property Work Area	800	1	800 NSF	
4.04	State Issue Property Storage	850	1	850 NSF	*Secure Room*
4.05	Temporary Seg Storage	100	1	100 NSF	*Secure room with shelving for footlockers*
4.06	Segregation Storage	500	1	500 NSF	*Open area with shelving for footlockers*
	30 Day Storage	250	1	250 NSF	*Open area with shelving*
4.08	Supervisor Staff Office	140	1	140 NSF	
4.09	Canteen Office	100	1	100 NSF	
4.10	Property Office	100	1	100 NSF	
4.11	Staff Toilet	50	1	50 NSF	
4.12	Offender Toilet	50	1	50 NSF	
4.13	Janitor Closet	50	1	50 NSF	
		Subtotal		**4,640**	**NSF**
		Subtotal		**4,640**	**NSF**
	Component Gross Up Factor			1.35	
		Total		**6,300**	**CGSF**
	Building Gross Up Factor			1.00	
4.0	***Canteen/ Property***	**Total**		**6,300**	**BGSF**

Laundry

Item	Function	NSF per Room	Quantity	NSF Totals	Remarks
5.01	Washing Machines	500	1	450 NSF	*Three Commercial Machines*
5.02	Dryers	500	1	500 NSF	*Four Commercial Dryers*
5.03	Folding Area	400	1	400 NSF	
5.04	Sewing Area	200	1	200 NSF	
5.05	Clean Cart Storage	150	1	150 NSF	
5.06	Soiled Cart Storage	150	1	150 NSF	
5.07	General Storage	200	1	200 NSF	*Open area with shelving*
5.08	Staff Toilet	50	1	50 NSF	
5.09	Offender Toilet	50	1	50 NSF	
5.10	Janitor Closet	50	1	50 NSF	
		Subtotal		**2,200**	**NSF**
		Subtotal		**2,200**	**NSF**
	Component Gross Up Factor			1.35	
		Total		**3,000**	**CGSF**
	Building Gross Up Factor			1.00	
5.0	***Laundry***	**Total**		**3,000**	**BGSF**

Main Corridor/Security Station

Item	Function	NSF Per Room	Quantity	NSF Totals	Remarks
Main Corridor/Security Station					
6.01	Existing Corridor	1,000	1	1,000 NSF	*Three commercial machines*
6.02	New Corridor	1,200	1	1,200 NSF	*Four commercial dryers*
6.03	Security Station	150	1	175 NSF	
		Subtotal		**2,375**	**NSF**
		Subtotal		**2,375**	**NSF**
	Component Gross Up Factor			1.35	
		Total		**3,200**	**CGSF**
	Building Gross Up Factor			1.00	
6.0	***Main Corridor/ Security Station***	**Total**		**3,200**	**BGSF**

Dry Goods Storage

Item	Function	NSF Per Room	Quantity	NSF Totals	Remarks
Dry Goods Storage					
7.01	Storage	2,225	1	2,225 NSF	*Remodel existing Intake Area adjacent to Food Service Kitchen*
		Subtotal		**2,225**	**NSF**
		Subtotal		**2,225**	**NSF**
		Component Gross Up Factor		1.35	
		Total		**3,000**	**CGSF**
		Building Gross Up Factor		1.00	
7.0	***Dry Goods Storage***	**Total**		**3,000**	**BGSF**

Chiller Plant

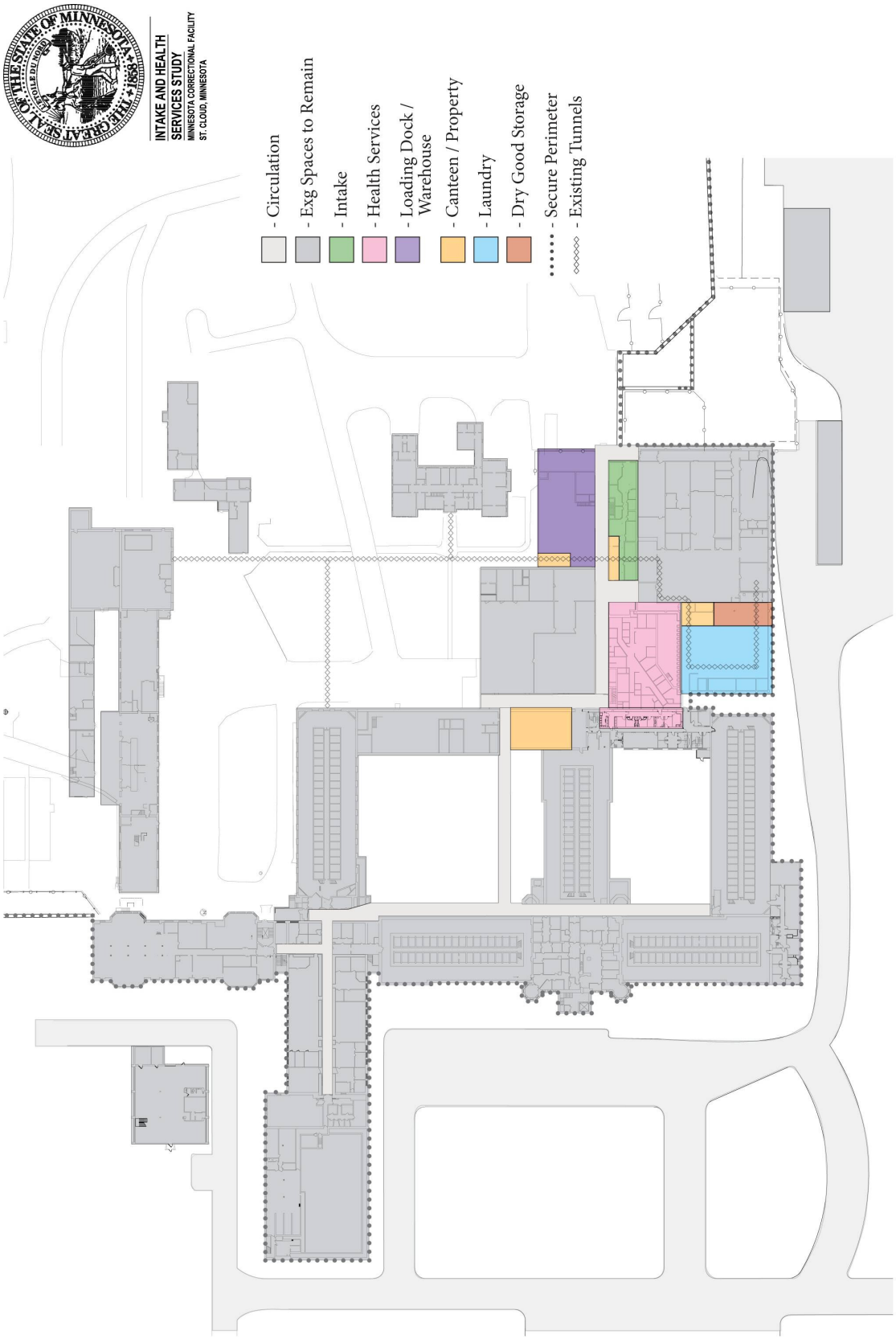
Item	Function	NSF Per Room	Quantity	NSF Totals	Remarks
Chiller Plant					
8.01	Main Chiller Room	4,350	1	4,350 NSF	*Includes link to existing Boiler Plant*
		Subtotal		**4,350**	**NSF**
		Subtotal		**4,350**	**NSF**
		Component Gross Up Factor		1.0	
		Total		**4,350**	**CGSF**
		Building Gross Up Factor		1.15	
8.0	***Chiller Plant***	**Total**		**5,000**	**BGSF**

4.1.3 Planning Diagram

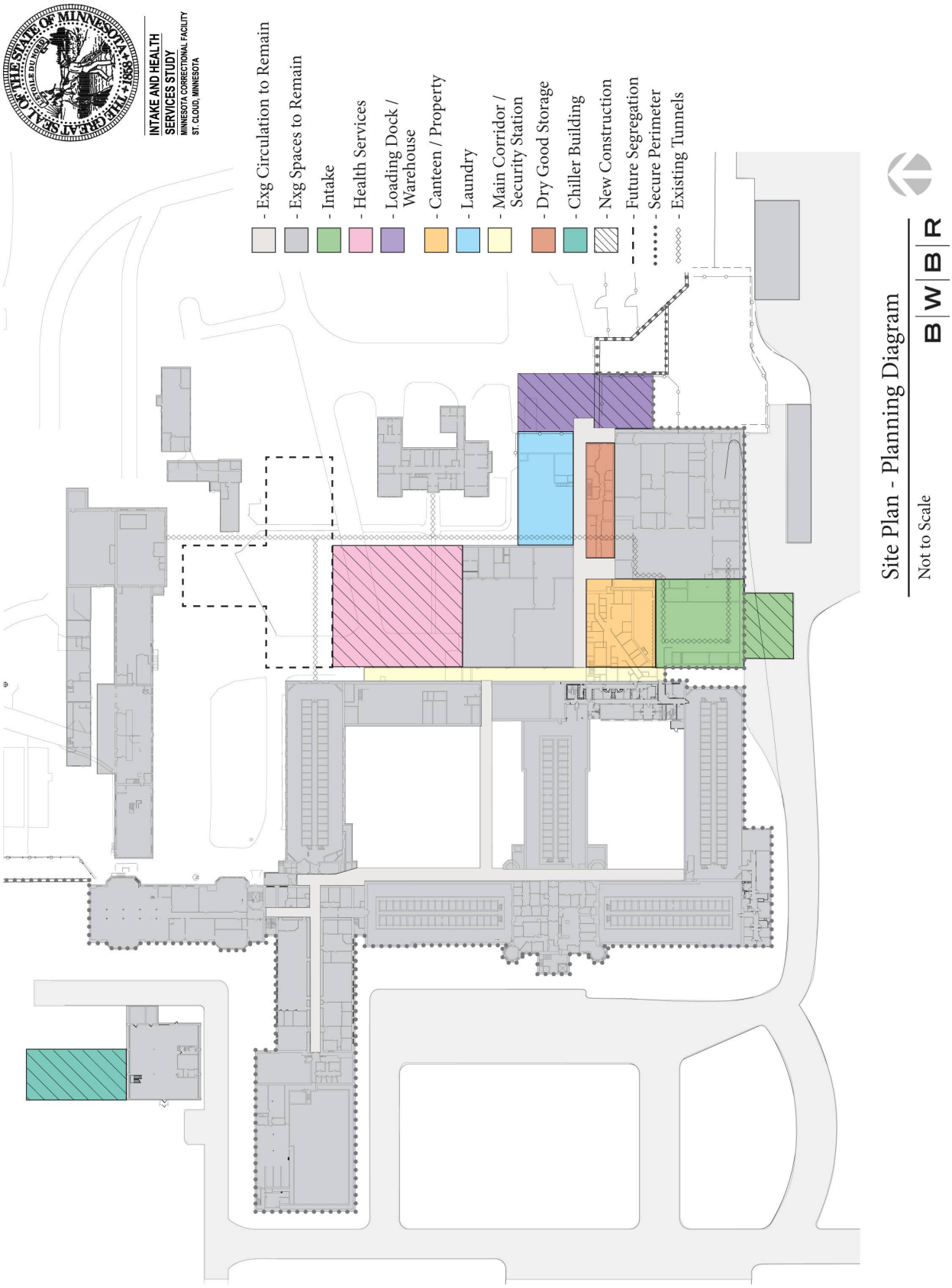
Planning Diagram options were developed using an analysis of existing conditions, space allocation program requirements, and adjacency goals to determine the appropriate sizes of spaces, relationships between spaces, internal and external circulation implications, opportunities for renovation and remodeling of existing spaces, and site plan relationships. Based on review and comment of various options presented to RECS, DOC, and MCF-St. Cloud staff, a final Planning Diagram Option was developed that appropriately met the needs of the facility.

A Diagram of Existing Conditions identifying the current location of the programmed spaces within the facility, and a final Planning Diagram illustrating relative sizes of new and remodeled spaces based on the Space Allocation Program, relationships to other spaces, and building and site circulation, are included on the following pages.

4.1.3.1 Site Plan – Existing Conditions



4.1.3.2 Site Plan – Planning Diagram



4.1.4 Space Needs Inventory

Space Needs Inventory – Intake

Room/Space Name: Secure Vehicle Sally Port (A. Vehicle Sally Port – A.01)
Square Foot Area: 2,700 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 40 to 50 possible when offender transport bus is present

Function: Secure parking for offender transport buses and other law enforcement vehicles, used as the secure entrance and exit point for offenders entering and leaving the facility.

Adjacencies: Needs to be near the loading dock service yard for vehicle access and adjacent to the Intake department where offenders are securely processed

Furniture, Fixtures, & Equipment: A special security-grade bi-folding garage door is required for safety and containment of offenders.

Architectural Finishes

Flooring: Sealed Concrete Wall Base: Painted Base

Wall Material: Precast concrete Wall Finish: Paint

Ceiling: No ceiling, roof structure exposed Ceiling Height: 16' to 18'

Lighting: Industrial metal halide fixtures Special Criteria: None

Mechanical/HVAC/Piping Requirements: Overhead unit heaters only, no air conditioning, exhaust fans for venting, hose bib, and floor trench drain for cleaning. See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Intake

Room/Space Name: Intake Sallyport (1.02)
Square Foot Area: 120 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 6 maximum at any one time

Function: Provide secure access between VSP and Intake area by means of remote operated interlocking sliding doors.

Adjacencies: Located at circulation connections to form "secure perimeter" within building.

Furniture, Fixtures, & Equipment: Special remotely-operated mechanical detention-grade sliding doors with security glazing.

Architectural Finishes

Flooring: Sealed concrete Wall Base: Painted base

Wall Material: CMU Wall Finish: Paint

Ceiling: No ceiling roof structure exposed Ceiling Height: 8'-0" minimum

Lighting: Detention-grade fluorescent Special Criteria: None

Mechanical/HVAC/Piping Requirements: Detention grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Intake

Room/Space Name: Security Desk (1.03)
Square Foot Area: 120 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2

Function: This open security desk allows for fingerprinting and checks of photo ID in the processing area

Adjacencies: Processing/Records

Furniture, Fixtures, & Equipment: Office Desk

Architectural Finishes

Flooring: Sealed concrete Wall Base: Vinyl

Wall Material: N/A Wall Finish: N/A

Ceiling: N/A Ceiling Height: N/A

Lighting: N/A Special Criteria: N/A

Mechanical/HVAC/Piping Requirements: Detention grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets. See Electrical narrative for additional information. Photo and fingerprinting identification.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Intake

Room/Space Name: Processing Area (1.04)
Square Foot Area: 320 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-3

Function: Open desk area used to perform offender processing functions, offender interview/evaluation, identification photos, record keeping, etc.

Adjacencies: Holding rooms, search room, staff office

Furniture, Fixtures, & Equipment: Various casework desk and storage units with transaction counter surfaces, task chairs or stools

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Painted base
Wall Material: CMU	Wall Finish: Paint
Ceiling: Security gypsum board ceiling	Ceiling Height: 10'-0" minimum
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Detention-grade grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets for phones, computers, and security systems. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Group Holding Cells (1.05A)
Square Foot Area: 140 SF (Qty: 6)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: up to 10, intermittently

Function: Secure holding room used to detain offenders during processing through Intake department. Contains semi-enclosed area for sink and toilet and security-glazed door and windows for observation.

Adjacencies: Processing area, search rooms, staff office

Furniture, Fixtures, & Equipment: Detention-grade benches, detention combination toilet/sink

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Painted base
Wall Material: CMU to deck	Wall Finish: Paint
Ceiling: Security gpbd plaster ceiling	Ceiling Height: 9'-0" minimum
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Detention-grade grilles and vents. Piping to combination toilet/sink. See mechanical narrative for additional information.

Electrical Requirements: Power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Detention manually operated door with attack glass vision panel and cuff slots, detention hardware, CCTV camera monitoring.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Group Holding Cells - accessible (1.05B)
Square Foot Area: 140 SF (Qty: 2)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: up to 10, intermittently

Function: Secure holding room used to detain handicapped offenders during processing through Intake department. Contains semi-enclosed area for sink and toilet and security-glazed door and windows for observation.

Adjacencies: Processing area, search rooms, staff office

Furniture, Fixtures, & Equipment: Detention-grade benches, detention combination accessible toilet/sink

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Painted base
Wall Material: CMU	Wall Finish: Paint
Ceiling: Security gpbd plaster ceiling	Ceiling Height: 9'-0" minimum
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Detention-grade grilles and vents. Piping to combination toilet/sink. See mechanical narrative for additional information.

Electrical Requirements: Power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Detention manually operated door with attack glass vision panel and cuff slots, detention hardware, CCTV camera monitoring.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See design diagram A4 for building department block plans indicating adjacencies.

Space Needs Inventory – Intake

Room/Space Name: Individual Holding Cells (1.06)
Square Foot Area: 70 SF (Qty: 6)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1

Function: Secure holding room used to detain offenders during processing through Intake department. Contains area for sink and toilet and security-glazed door and windows for observation.

Adjacencies: Processing area, search rooms, staff office

Furniture, Fixtures, & Equipment: Detention-grade benches, detention combination toilet/sink

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Painted base
Wall Material: CMU to deck	Wall Finish: Paint
Ceiling: Security gpbd plaster ceiling	Ceiling Height: 9'-0" minimum
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Detention-grade grilles and vents. Piping to combination toilet/sink. See mechanical narrative for additional information.

Electrical Requirements: Power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Detention manually operated door with attack glass vision panel and cuff slots, detention hardware, CCTV camera monitoring.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Search Room (1.08)
Square Foot Area: 80 SF (Qty: 4)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2

Function: Secure holding room used to search offender as part of processing through Intake department.

Adjacencies: Holding rooms, processing, staff office

Furniture, Fixtures, & Equipment: Detention-grade bench, large wall-mounted mirror, additional lighting for body searches

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Painted base
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling, exposed roof structure	Ceiling Height: 9'-0" minimum
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Detention grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Detention door and hardware with no glass and no pass, CCTV camera monitoring.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Accessible Shower (1.10)
Square Foot Area: 50 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1

Function: Accessible shower

Adjacencies: Holding and search rooms

Furniture, Fixtures, & Equipment:

Architectural Finishes

Flooring: Epoxy	Wall Base: Epoxy
Wall Material: Epoxy	Wall Finish: Epoxy paint
Ceiling: Epoxy	Ceiling Height: 8'-0" minimum
Lighting:	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to accessible shower, vent. See mechanical narrative for additional information.

Electrical Requirements: Power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Stainless steel door with slit window and shutter

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Institutional Clothing Issue (1.11)
Square Foot Area: 150 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 3-5

Function: In this area institutional clothing is given to the offenders.

Adjacencies: Search/Change area

Furniture, Fixtures, & Equipment: secure benches, secure shelving

Architectural Finishes

Flooring: VCT	Wall Base: Painted
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling or security gpbd	Ceiling Height: Varies
Lighting: Standard chain hung fixture	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, duress alarm and manual door.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Offender Property Storage (1.12)
Square Foot Area: 240 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-3 staff, 1 offender

Function: Room used for sorting, searching, and organizing offender property as they enter or exit the facility.

Adjacencies: Secure vehicle sallyport

Furniture, Fixtures, & Equipment: Storage shelving and sorting tables for property inspection.

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Resilient Base
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling, painted structure above	Ceiling Height: 10' to 12' minimum
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Detention grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Data outlets for computer used for record keeping. See Electrical narrative for additional information.

Security Requirements: Detention doors and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Interview Room (1.13)
Square Foot Area: 80 SF (Qty: 2)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-3

Function: Space for direct meetings with offenders – one offender at a time.

Adjacencies: Near holding rooms and as convenient for staff and offender access.

Furniture, Fixtures, & Equipment: Small plastic laminate or metal table, plastic chairs

Architectural Finishes

Flooring: VCT	Wall Base: Resilient base
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 9'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Data outlets for computer hook-up. See Electrical narrative for additional information.

Security Requirements: Detention doors with attack glazing and hardware. Possible CCTV camera monitoring with audio recording capability.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Medical Screen (1.14)
Square Foot Area: 80 SF (Qty: 2)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2

Function: One full-time medical staff person meets with one offender.

Adjacencies: Processing area

Furniture, Fixtures, & Equipment: Needle storage, refrigerator, lock box, desk

Architectural Finishes

Flooring: VCT	Wall Base: Resilient base
Wall Material: CMU	Wall Finish: Paint
Ceiling: Security gpbd plaster ceiling	Ceiling Height: 9'-0"
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Data outlet. See Electrical narrative for additional information.

Security Requirements: Duress alarm. Detention door with narrow vision. CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Transportation Office (1.15)
Square Foot Area: 150 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-3

Function: Room contains two workstations, restraint storage, security equipment, and inmate clothing. Accessible 24 hours.

Adjacencies: Security desk, SP entrance

Furniture, Fixtures, & Equipment: Workstations (2), storage cabinets

Architectural Finishes

Flooring: VCT	Wall Base: Resilient base
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 9'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Staff Office (1.16)
Square Foot Area: 120 SF (Qty: 3)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Offices for Lieutenant, Count Officer, and Records.

Adjacencies: Located in work areas as convenient in each department. Count Officer desk wants to be adjacent to door to see who is coming in/out.

Furniture, Fixtures, & Equipment: Office systems furniture (one/office). Counter at Records with a pass thru

Architectural Finishes

Flooring: Carpet	Wall Base: Resilient base
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in ceiling tile	Ceiling Height: 8'-0" minimum
Lighting: Standard lay-in fluorescent fixture	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets. See Electrical narrative for additional information.

Security Requirements: Detention door and hardware .

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Staff Break Room (1.17)
Square Foot Area: 150 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-14

Function: Break room for staff dining and meetings.

Adjacencies: Located in work areas as convenient.

Furniture, Fixtures, & Equipment: Plastic laminate tables, plastic chairs, refrigerator(s), microwave(s), coffee maker, soap dispenser, paper towel dispenser, trash and recycling receptacles, possibly vending machines

Architectural Finishes

Flooring: VCT	Wall Base: Resilient base
Wall Material: CMU or gypsum board	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 8'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Stainless steel double bowl sink; standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Staff Toilet Room (1.18)
Square Foot Area: 75 SF (Qty: 2)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1 intermittently

Function: Individual staff toilet rooms

Adjacencies: Located as convenient to staff work areas

Furniture, Fixtures, & Equipment: Standard toilet accessories: mirror, hand dryer, toilet paper holder, soap dispenser, sanitary napkin dispenser, sanitary napkin receptacle, trash receptacle, and accessible (ADA) grab bars

Architectural Finishes

Flooring: Ceramic tile	Wall Base: Ceramic tile
Wall Material: gypsum board or CMU	Wall Finish: Ceramic tile and paint
Ceiling: Gypsum board ceiling	Ceiling Height: 8'-0" minimum
Lighting: Standard fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard commercial toilet and sink, floor drain, standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None.

Security Requirements: Standard door and hardware

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Intake

Room/Space Name: Intake Storage (1.19)
Square Foot Area: 200 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-3

Function: Storing offender property that is either entering or exiting the facility.

Adjacencies: Intake sally port and immediately adjacent to Inmate Property.

Furniture, Fixtures, & Equipment: Carts and minimal shelving

Architectural Finishes

Flooring: VCT	Wall Base: Resilient base
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling, painted structure above	Ceiling Height: 10'-12' minimum
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Possible data outlet for computer use for record keeping. See Electrical narrative for additional information.

Security Requirements: Detention-grade doors and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Janitor Closet (1.20)
Square Foot Area: 80 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Storage of janitorial cleaning supplies.

Adjacencies: Located as convenient to work areas in each department

Furniture, Fixtures, & Equipment: Shelving, mop strip, floor sink

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Painted
Wall Material: CMU	Wall Finish: Paint
Ceiling: Gpbd ceiling	Ceiling Height: 8'-0" minimum
Lighting: Standard fluorescent	Special Criteria: Wall protection behind sink

Mechanical/HVAC/Piping Requirements: Floor drain and floor-mounted mop sink. Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Health Services

Room/Space Name: Entry Sallyport (2.01)
Square Foot Area: 80 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-6

Function: Secure entry and exit from the Health Services area, controlled and observed from the unit security officer.

Adjacencies: Corridor and waiting room

Furniture, Fixtures, & Equipment: Special remotely operated mechanical detention grade sliding doors with security glazing.

Architectural Finishes

Flooring: Sealed Concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Security gypsum board	Ceiling Height: 10' minimum
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Detention grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Security Office Bubble (2.02)
Square Foot Area: 120 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-4

Function: Secure door control and indirect supervision.

Adjacencies: Sallyport and Waiting room

Furniture, Fixtures, & Equipment:

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Security gypsum board	Ceiling Height: 8' minimum
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Security Officer's Station (2.03)
Square Foot Area: 80 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-4

Function: Open station for direct supervision – visibility to waiting area, pill distribution, offender corridor, and holding cells.

Adjacencies: Located in staff areas as convenient within department.

Furniture, Fixtures, & Equipment: Office systems furniture

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 8'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets. See Electrical narrative for additional information.

Security Requirements: Detention door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Waiting Area – General Population (2.04)
Square Foot Area: 300 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 15

Function: Waiting area with separate areas for medical and dental.

Adjacencies: Nurse station and Security Officer's Station

Furniture, Fixtures, & Equipment:

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Secured lay-in ceiling	Ceiling Height: 12' min
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Holding Cell (2.05)
Square Foot Area: 60 SF (Qty: 2)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1

Function: Highly secured holding cell with toilet (for urine samples).

Adjacencies: Waiting room, visible from security station.

Furniture, Fixtures, & Equipment: Combination sink/toilet, stainless steel bench, pass-thru

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Painted base
Wall Material: CMU	Wall Finish: Paint
Ceiling: Security gypsum board	Ceiling Height: 12'-0" min.
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Detention grade door and hardware. CCTV camera monitoring

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Orientation Waiting (2.06)
Square Foot Area: 120 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-8

Function: Separate from the general population waiting.

Adjacencies:

Furniture, Fixtures, & Equipment: Seating

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Secured lay-in ceiling	Ceiling Height: 12'-0" min
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Health Services

Room/Space Name: Nurse's Station (2.07)
Square Foot Area: 250 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-4

Function: Enclosed, secured station.

Adjacencies: Waiting room, exam rooms (visible to all exam rooms), access to printer/fax/copier

Furniture, Fixtures, & Equipment: Workstation, solid surface countertop

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard Lay-in ceiling	Ceiling Height: 9'-0"
Lighting: Standard fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Data wiring. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Exam/Treatment Rooms (2.08)
Square Foot Area: 110 SF (Qty: 6)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-3

Function: Two (2) sick-call rooms, four (4) doctor-call rooms including a specialist.

Adjacencies: Nurse's station

Furniture, Fixtures, & Equipment: Exam table, sink

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Security gypsum board	Ceiling Height: 10'-0" min.
Lighting: Detention grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to sink. See mechanical narrative for additional information.

Electrical Requirements: As required for medical equipment. Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Exam Room Subwait (2.09)
Square Foot Area: 0 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-3

Function: Benches in corridor

Adjacencies: Nurse's station, exam/treatment rooms

Furniture, Fixtures, & Equipment: Benches

Architectural Finishes

Flooring: N/A	Wall Base: N/A
Wall Material: N/A	Wall Finish: N/A
Ceiling: N/A	Ceiling Height: N/A
Lighting: N/A	Special Criteria: None

Mechanical/HVAC/Piping Requirements: N/A

Electrical Requirements: N/A

Technology Requirements: N/A

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Procedure Room (2.10)
Square Foot Area: 220 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-6

Function: Procedures and minor surgery, injections, and colonoscopies. No general anesthesia.

Adjacencies: Nurse's station

Furniture, Fixtures, & Equipment: Procedure table, hand wash sink, supply storage, articulating exam light, charting station, portable desk with stool

Architectural Finishes

Flooring: VCT	Wall Base: Vinly
Wall Material: CMU	Wall Finish: Paint
Ceiling: Gypsum board	Ceiling Height: 10'-0"
Lighting: exam light, standard fluorescent fixtures	Special Criteria:

Mechanical/HVAC/Piping Requirements: Piping to sink. See mechanical narrative for additional information.

Electrical Requirements: Articulating exam light, Oxygen and Vacuum. Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Oxygen and Vacuum supply. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Emergency Room (2.11)
Square Foot Area: 320 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-6

Function: Emergency medical treatment. Contains two (2) curtained treatment bays for gurneys, crash cart, portable EKG machine, point-of-care testing

Adjacencies: Ambulance Entrance

Furniture, Fixtures, & Equipment: Hand wash sink, supply storage, charting station, crash cart, portable EKG, patient gurneys (2), glove box holder, cubical curtain track

Architectural Finishes

Flooring: Seamless resilient flooring	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Epoxy Paint
Ceiling: Standard lay-in ceiling	Ceiling Height: 10'-0"
Lighting: Ceiling mounted exam light	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to sink. See mechanical narrative for additional information.

Electrical Requirements: As required for medical equipment and charting station; oxygen and vacuum supply. Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Oxygen and Vacuum supply. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Physical Therapy/Eye Exam (2.12)
Square Foot Area: 240 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-3

Function: Room for single-patient physical therapy and a closet for storage of supplies.

Adjacencies: Nurse's station

Furniture, Fixtures, & Equipment: PT table, pulleys, ultrasound machine, electronic pads,

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in ceiling	Ceiling Height: 9'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: As required for medical equipment and charting station; oxygen and vacuum supply. Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: X-ray Room (2.15)
Square Foot Area: 280 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-6

Function: Contains digital X-ray equipment for single-patient use.

Adjacencies:

Furniture, Fixtures, & Equipment: Digital x-ray equipment: table and control room

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Gypsum board	Ceiling Height: 10'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: As required for x-ray equipment. Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Laboratory (2.17)
Square Foot Area: 280 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Testing of medical samples by one (1) staff member.

Adjacencies: Offender toilet room, blood draw

Furniture, Fixtures, & Equipment: Hand wash sink, epoxy resin countertop,

Architectural Finishes

Flooring: Seamless resilient	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Epoxy Paint
Ceiling: Gypsum board	Ceiling Height: 9'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to sink and other equipment. See mechanical narrative for additional information.

Electrical Requirements: As required for medical equipment. Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Blood Draw (2.18)
Square Foot Area: 40 SF (Qty: 2)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2

Function: Blood drawing area.

Adjacencies: Laboratory

Furniture, Fixtures, & Equipment: Blood-draw chair

Architectural Finishes

Flooring: Seamless resilient	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Epoxy Paint
Ceiling: Gypsum board	Ceiling Height: 9'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: As required for medical equipment. Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Multi-purpose Consult Room (2.19)
Square Foot Area: 110 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-6

Function: Psychiatric consults, including one (1) room for psychiatrist and one (1) for psych nurse.

Adjacencies:

Furniture, Fixtures, & Equipment: Table w/6 chairs

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Gypsum board	Ceiling Height: 10'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: Detention grade door & hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Offender Toilet (2.20)
Square Foot Area: 60 SF (Qty: 2)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1

Function: Individual toilet room to be used by offenders only

Adjacencies: Located as convenient to offender work areas

Furniture, Fixtures, & Equipment: Detention toilet accessories: mirror, hand dryer, toilet paper holder, soap dispenser, trash receptacle, and detention accessible (ADA) grab bars

Architectural Finishes

Flooring: Epoxy flooring	Wall Base: Integral epoxy base
Wall Material: CMU	Wall Finish: Epoxy paint
Ceiling: Security gypsum board	Ceiling Height: 8'-0" minimum
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Stainless steel detention-grade toilet and sink, floor drain, detention grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience power outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None.

Security Requirements: Standard door and hardware

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Meds Prep Room (2.21)
Square Foot Area: 300 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-3

Function: Prepare medications.

Adjacencies: Clinic, pill distribution

Furniture, Fixtures, & Equipment: Countertop, shelving/casework

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in ceiling	Ceiling Height: 10'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Meds Prep Sallyport (2.22)
Square Foot Area: 80 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Secure access to medications preparing room.

Adjacencies: Meds Prep room, pill distribution

Furniture, Fixtures, & Equipment:

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Security gypsum board	Ceiling Height: 12'-0"
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Pill Window (2.23)
Square Foot Area: 20 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Distribution of medications.

Adjacencies: Meds Prep room, clinic

Furniture, Fixtures, & Equipment: Solid surface or stainless steel counter

Architectural Finishes

Flooring: N/A	Wall Base: N/A
Wall Material: N/A	Wall Finish: N/A
Ceiling: N/A	Ceiling Height: N/A
Lighting: N/A	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Diabetic window / queuing (2.24)
Square Foot Area: 40 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Area to inject insulin into diabetic patients, including new arrivals.

Adjacencies: Meds Prep, Corridor

Furniture, Fixtures, & Equipment: Impact resistant laminated glass in HM frames.

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Secured lay-in ceiling	Ceiling Height: 12'-0"
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Pill window/diabetic queuing space (2.25)
Square Foot Area: 300 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 20-30

Function: Area for patients awaiting pill distribution.

Adjacencies: Meds Prep room, pill distribution windows

Furniture, Fixtures, & Equipment: Impact resistant laminated glass in HM frames.

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Secured lay-in ceiling	Ceiling Height: 12'-0"
Lighting: Detention fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Health Services

Room/Space Name: Medical Records (2.26)
Square Foot Area: 240 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Secure storage of medical records.

Adjacencies: Staff support areas

Furniture, Fixtures, & Equipment: Laminate casework, desks, copier

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 9'-0"
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Soiled Utility Room (2.27)
Square Foot Area: 100 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Storage of trash containers, linen hamper

Adjacencies: Patient care areas

Furniture, Fixtures, & Equipment: shelving, linen carts

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, exposed to structure above	Ceiling Height: N/A
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Clean Utility Room (2.28)
Square Foot Area: 100 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Storage of clean linens

Adjacencies: Patient care areas

Furniture, Fixtures, & Equipment: shelving, linen carts

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Gypsum board	Ceiling Height: 12'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Instrument Cleaning Room (2.29)
Square Foot Area: 120 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Area to clean medical instruments.

Adjacencies: Procedure rooms, patient care areas

Furniture, Fixtures, & Equipment: (2) sinks, casework, stainless steel countertop

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Gypsum board	Ceiling Height: 10'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Infectious Waste (2.30)
Square Foot Area: 60 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-6

Function: Storage of infectious waste (medical).

Adjacencies: Service dock

Furniture, Fixtures, & Equipment: Waste storage, sink, shelving

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Paint
Wall Material: CMU	Wall Finish: Epoxy Paint
Ceiling: Clean room acoustical ceiling tile	Ceiling Height: 10'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Health Services

Room/Space Name: Health Services Administrator (2.31)
Square Foot Area: 150 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Office for the Health Services Administrator.

Adjacencies: Located in staff areas as convenient within department.

Furniture, Fixtures, & Equipment: Office systems furniture

Architectural Finishes

Flooring: Carpet	Wall Base: Vinyl
Wall Material: Gypsum board	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 8'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Clinic Nurse Supervisor (2.33)
Square Foot Area: 120 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Office for the Clinic Nurse Supervisor.

Adjacencies: Located in staff areas as convenient within department.

Furniture, Fixtures, & Equipment: Office systems furniture with (2) guest chairs, files

Architectural Finishes

Flooring: Carpet	Wall Base: Vinyl
Wall Material: Gypsum board	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 8'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware with lock.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Provider Office (2.34)
Square Foot Area: 120 SF (Qty: 3)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Offices for the private physician, physician's assistant (PA), and visiting specialist.

Adjacencies: Located in staff areas as convenient within department.

Furniture, Fixtures, & Equipment: Office systems furniture

Architectural Finishes

Flooring: Carpet	Wall Base: Vinyl
Wall Material: Gypsum board	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 8'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Shared Office (2.35)
Square Foot Area: 150 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-4

Function: Shared office for the transcriptionist, medical records clerk, and a future position.

Adjacencies: Located in staff areas as convenient within department.

Furniture, Fixtures, & Equipment: Office systems furniture

Architectural Finishes

Flooring: Carpet	Wall Base: Vinyl
Wall Material: Gypsum board	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 8'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware with lock.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Office Equipment Room (2.36)
Square Foot Area: 100 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-3

Function: Area for a copier, fax machine, printer, and work counter.

Adjacencies: Health Services Administrator, clinic nurse supervisor, provider office, shared office

Furniture, Fixtures, & Equipment: Countertop, printer, fax machine, copier

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: Gypsum board	Wall Finish: Epoxy paint
Ceiling: Gypsum board	Ceiling Height: 8'-0" minimum
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: As required for copier and other equipment. Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Equipment Storage Room (2.37)
Square Foot Area: 400 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-2

Function: Storage of walkers, toilet seats, crutches, EKG machine, etc.

Adjacencies:

Furniture, Fixtures, & Equipment: Shelving

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, exposed to structure above	Ceiling Height: N/A
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Housekeeping Closet (2.38)
Square Foot Area: 80 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Storage of housekeeping supplies.

Adjacencies:

Furniture, Fixtures, & Equipment:

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, exposed to structure above	Ceiling Height: N/A
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Dental Waiting Room (2.38)
Square Foot Area: 50 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-4

Function: A sub-waiting room off the main medical waiting room for the dental clinic.

Adjacencies: Dental operatory

Furniture, Fixtures, & Equipment: Seating

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Secured lay-in ceiling	Ceiling Height: 10'-0"
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Dental Operatory (2.39)
Square Foot Area: 120 SF (Qty: 2)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-3

Function: Room for dental operations.

Adjacencies: Office equipment area

Furniture, Fixtures, & Equipment: Dental operating equipment, exam chair, stool

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 10'-0"
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: As needed for dental equipment. See mechanical narrative for additional information.

Electrical Requirements: As needed for dental equipment. Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Health Services

Room/Space Name: Dentist Office (2.40)
Square Foot Area: 200 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Office for the dentist.

Adjacencies: Located in staff areas as convenient within department.

Furniture, Fixtures, & Equipment: Office systems furniture

Architectural Finishes

Flooring: Carpet	Wall Base: Vinyl
Wall Material: Gypsum board	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 8'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware with lock.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Dental Assistant Office (2.41)
Square Foot Area: 120 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Office for the dental assistant.

Adjacencies: Located in staff areas as convenient within department.

Furniture, Fixtures, & Equipment: Office systems furniture

Architectural Finishes

Flooring: Carpet	Wall Base: Vinyl
Wall Material: Gypsum board	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 8'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Dental Workroom/Lab (2.42)
Square Foot Area: 150 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Workroom/laboratory for dental procedural and diagnostic testing.

Adjacencies: Dentist office, dental assistant office

Furniture, Fixtures, & Equipment: Countertop, lab equipment

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: Gypsum Board	Wall Finish: Paint
Ceiling: Standard lay-in ceiling	Ceiling Height: 10'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: As needed for lab equipment. Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Lab equipment. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware with lock.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Dental Mechanical Room (2.43)
Square Foot Area: 40 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Mechanical room for dental equipment.

Adjacencies: Dental workroom/lab

Furniture, Fixtures, & Equipment:

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, exposed to structure above	Ceiling Height: 10'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware with lock.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Dental Storage (2.44)
Square Foot Area: 100 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-2

Function: Storage of consumable dental supplies and office supplies?

Adjacencies: Dental workroom/lab

Furniture, Fixtures, & Equipment: Shelving, laminate cabinets

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, painted structure above	Ceiling Height: N/A
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Conference Room (2.45)
Square Foot Area: 240 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-12

Function: Conference room for internal meetings with seating for twelve (12).

Adjacencies: Located in work areas as convenient.

Furniture, Fixtures, & Equipment: Wood conference table, conference chairs, possible white board and projection screen

Architectural Finishes

Flooring: Carpet	Wall Base: Vinyl
Wall Material: CMU or gypsum board	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 9'-0"
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Data outlets for computer hook-up and potential A/V equipment. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware with lock.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Staff Locker Room (2.46)
Square Foot Area: 180 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: ?

Function: Lockers for daily staff use.

Adjacencies: Staff break room

Furniture, Fixtures, & Equipment: Lockers (full/half height?)

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in ceiling	Ceiling Height: 10'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Staff Break Room (2.47)
Square Foot Area: 180 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 8

Function: Staff break room including seating for eight (8).

Adjacencies: Staff locker room

Furniture, Fixtures, & Equipment: Seating for eight (8), table. Refrigerator/Sink

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in ceiling	Ceiling Height: 10'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to sink/refrigerator? See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Door control through security system

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Staff Restroom (2.48)
Square Foot Area: 60 SF (Qty: 2)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1

Function: Male and female staff restrooms.

Adjacencies: Staff break room, Conference room

Furniture, Fixtures, & Equipment: Toilet, lavatory.

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Gypsum board	Ceiling Height: 9'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to toilet, lavatory. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Communications Closet (2.49)
Square Foot Area: 100 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Storage of data/communications equipment.

Adjacencies:

Furniture, Fixtures, & Equipment:

Architectural Finishes:

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, painted structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Exposed standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, outlets for tool charging, hanging power drops for equipment, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets as needed. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware, possible CCTV camera surveillance for offender workers reporting to Maintenance Security Office.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Mechanical/Electrical Room (2.50)
Square Foot Area: 200 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Mechanical and electrical equipment.

Adjacencies: Convenient in building and site utility connections.

Furniture, Fixtures, & Equipment: Mechanical and electrical equipment as required.

Architectural Finishes:

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, painted structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Exposed standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, outlets for tool charging, hanging power drops for equipment, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets as needed. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware, possible CCTV camera surveillance for offender workers reporting to Maintenance Security Office.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Room/Space Name: Mechanical Penthouse (2.51)
Square Foot Area: 3000 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-2

Function: Roof penthouse for mechanical air handling equipment.

Adjacencies: N/A

Furniture, Fixtures, & Equipment: HVAC equipment

Architectural Finishes

Flooring: Sealed Concrete	Wall Base: Vinyl
Wall Material: GPBD	Wall Finish: Paint
Ceiling: None, painted structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: Receiving Area (3.01)
Square Foot Area: 2000 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-8

Function: Receiving area contains five (5) dock doors, palette x-ray and conveyor system.

Adjacencies: staff office, trash/recycling, outdoor loading dock service yard

Furniture, Fixtures, & Equipment:

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Painted
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, exposed to structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: Trash/Recycling (3.02)
Square Foot Area: 400 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2 intermittently

Function: Area to collect trash and recycling prior to removal from facility.

Adjacencies: staff office, receiving area

Furniture, Fixtures, & Equipment: Metal shelving for supply storage, "cart tipper" and other compactor-related equipment; one overhead garage door at grade level and one opening to exterior for trash chute compactor

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, exposed to structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Exposed standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: Staff Office (3.03)
Square Foot Area: 120 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-3

Function: Staff office.

Adjacencies: Located in staff areas as convenient within department.

Furniture, Fixtures, & Equipment: Office systems furniture

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: Gypsum board	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 8'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: Staff Toilet (3.04)
Square Foot Area: 80 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1

Function: Staff toilet.

Adjacencies: staff office, receiving area

Furniture, Fixtures, & Equipment: Toilet, lavatory

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Gypsum board	Ceiling Height: 8'-0" minimum
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to toilet, lavatory. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: Secure Sallyport (3.01)
Square Foot Area: 200 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2

Function: Secure entry to the warehouse.

Adjacencies: staff office, trash/recycling

Furniture, Fixtures, & Equipment:

Architectural Finishes

Flooring: Sealed Concrete	Wall Base: None
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, exposed to structure above	Ceiling Height: N/A
Lighting: Detention fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: CCTV camera monitoring, intercom, and door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: Staff Office (3.02)
Square Foot Area: 120 SF (Qty: 2)
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-3

Function: Staff office.

Adjacencies: Shipping/Receiving

Furniture, Fixtures, & Equipment: Workstation

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU or gypsum board	Wall Finish: Paint
Ceiling: Standard lay-in ceiling tile	Ceiling Height: 8'-0" minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware with lock.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: Staff Toilet (3.03)
Square Foot Area: 80 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1

Function: Staff unisex toilet.

Adjacencies: Shipping/Receiving

Furniture, Fixtures, & Equipment: Toilet, lavatory

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard gypsum ceiling	Ceiling Height: 9'-0"
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to toilet, lavatory; vent. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: Janitor Closet (3.04)
Square Foot Area: 80 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0

Function: Storage of janitorial cleaning supplies.

Adjacencies: Located as convenient to work areas in each department

Furniture, Fixtures, & Equipment: Shelving, mop strip, floor sink

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, ceiling exposed to structure	Ceiling Height: N/A
Lighting: Standard fluorescent	Special Criteria: Wall protection behind sink

Mechanical/HVAC/Piping Requirements: Floor drain and floor-mounted mop sink. Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: Secure Storage (3.05)
Square Foot Area: 120 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Secure storage of Facility property and goods.

Adjacencies: Shipping/Receiving

Furniture, Fixtures, & Equipment: Metal shelving

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, exposed to structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Exposed standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: Shipping/Receiving (3.05)
Square Foot Area: 400 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-6 intermittently

Function: Area for shipping and receiving of goods.

Adjacencies: staff office, secure sallyport, secure storage, high bay storage

Furniture, Fixtures, & Equipment: Metal shelving

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, exposed to structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Exposed standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: High Bay Storage (3.06)
Square Foot Area: 5,500 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2-6 intermittently

Function: Warehouse for holding state-issued property, facility equipment, goods, etc.

Adjacencies: Shipping/receiving, secure storage

Furniture, Fixtures, & Equipment: Metal shelving

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, painted structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Exposed standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Loading/Warehouse

Room/Space Name: Mechanical/Electrical Room (3.07)
Square Foot Area: 200 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Mechanical and electrical equipment for the loading/warehouse area.

Adjacencies: Convenient in building and site utility connections.

Furniture, Fixtures, & Equipment: Mechanical and electrical equipment as required.

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: None, painted structure above	Ceiling Height: 10'-12' minimum
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Exposed standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, outlets for tool charging, hanging power drops for equipment, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Telephone and data outlets as needed. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware, possible CCTV camera surveillance for offender workers reporting to Maintenance Security Office.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Offender Pick-up Area (4.01)
Square Foot Area: 650 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 30-40

Function: Area for offenders to pick up canteen orders and state-issued property

Adjacencies: Canteen and property work areas, directly accessible from outside.

Furniture, Fixtures, & Equipment: Possible metal benches for offender waiting, detention-grade service window and metal shelf for transaction area.

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in tile ceiling	Ceiling Height: 10'-12' minimum
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Speakers for paging, data outlets for connections to offender card reader systems. See Electrical narrative for additional information.

Security Requirements: Standard door and hardware from outside. Detention-grade metal doors and service window between Pick-Up area and work areas beyond. CCTV camera monitoring.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Canteen Work Area (4.02)
Square Foot Area: 1,800 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 4-10

Function: Space for sorting, distribution, and storing of canteen orders and state-issued property.

Adjacencies: Offender pick-up area.

Furniture, Fixtures, & Equipment: Plastic laminate casework for transaction area, metal wire shelving for goods storage, metal tables for property sorting, pallet jack and hand truck(s) for moving goods around.

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling, painted structure above	Ceiling Height: 10'-12' minimum
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Exposed standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Microphones for paging Pick-Up area, data outlets for computers and connections to offender card reader systems. See Electrical narrative for additional information.

Security Requirements: Standard doors and hardware. Detention-grade metal doors and service windows between work areas and Pick-Up area beyond. CCTV cameras.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Property Work Area (4.03)
Square Foot Area: 800 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 5?

Function: Area for offenders to work on property…?

Adjacencies: Offender pick-up area.

Furniture, Fixtures, & Equipment: Plastic laminate casework for transaction area, metal wire shelving for goods storage, metal tables for property sorting, pallet jack and hand truck(s) for moving goods around.

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling, painted structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Exposed standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Microphones for paging Pick-Up area, data outlets for computers and connections to offender card reader systems. See Electrical narrative for additional information.

Security Requirements: Standard doors and hardware. Detention-grade metal doors and service windows between work areas and Pick-Up area beyond. CCTV cameras.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: State Issue Property Storage (4.04)
Square Foot Area: 850 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Secure room for storage of State-Issued property.

Adjacencies: Supervisor staff office?

Furniture, Fixtures, & Equipment: Shelving

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling, painted structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Temporary Segregation Storage (4.05)
Square Foot Area: 100 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2 intermittently

Function: Space for storing offender footlockers and other personal items on a temporary basis.

Adjacencies: Property work area

Furniture, Fixtures, & Equipment: Metal shelving for goods storage

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling, painted structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Segregation Storage (4.06)
Square Foot Area: 500 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2

Function: Space for storing offender footlockers and other personal items.

Adjacencies: Property work area

Furniture, Fixtures, & Equipment: Metal shelving for goods storage

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling, painted structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Thirty (30) Day Storage (4.07)
Square Foot Area: 250 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 2

Function: Space for storing offender footlockers and other personal items for up to thirty (30) days.

Adjacencies: Property work area

Furniture, Fixtures, & Equipment: Metal shelving for goods storage

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling, painted structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Supervisor Staff Office (4.08)
Square Foot Area: 140 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-3

Function: Office for the staff Supervisor.

Adjacencies: Canteen office, property office

Furniture, Fixtures, & Equipment: Workstation

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in ceiling tile	Ceiling Height: 9'-0"
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Data wiring. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Canteen Office (4.09)
Square Foot Area: 100 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-3

Function: Office for the canteen staff.

Adjacencies: Staff supervisor office, property office

Furniture, Fixtures, & Equipment: Workstation

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in ceiling tile	Ceiling Height: 10'-0"
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Data wiring. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Property Office (4.10)
Square Foot Area: 100 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-3

Function: Office for the property staff.

Adjacencies: Canteen office, staff supervisor office

Furniture, Fixtures, & Equipment: Workstation

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard lay-in ceiling tile	Ceiling Height: 9'-0"
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: Data wiring. See Electrical narrative for additional information.

Security Requirements: Door control through security system.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Staff toilet (4.11)
Square Foot Area: 50 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1

Function: Unisex staff toilet.

Adjacencies: Canteen office, property office, staff supervisor office.

Furniture, Fixtures, & Equipment: Toilet, lavatory

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Standard gypsum board	Ceiling Height: 9'-0"
Lighting: Standard lay-in fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to toilet, lavatory; vent. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Offender Toilet (4.12)
Square Foot Area: 50 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1

Function: Unisex offender toilet.

Adjacencies: Canteen work area, property work area.

Furniture, Fixtures, & Equipment: Toilet, lavatory

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Security gypsum plaster	Ceiling Height: 10'-0"
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to toilet, lavatory. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Canteen/Property

Room/Space Name: Janitor Closet (4.13)
Square Foot Area: 50 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 0-1

Function: Storage of janitorial cleaning supplies.

Adjacencies: Located as convenient to work areas in each department

Furniture, Fixtures, & Equipment: Shelving, mop strip, floor sink

Architectural Finishes

Flooring: Sealed concrete Wall Base: Vinyl

Wall Material: CMU Wall Finish: Paint

Ceiling: No ceiling, painted structure above Ceiling Height: N/A

Lighting: Standard hanging fluorescent Special Criteria: Wall protection behind sink

Mechanical/HVAC/Piping Requirements: Floor drain and floor-mounted mop sink. Standard grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Laundry

Room/Space Name: Laundry Area (washing machines, dryers, folding and sewing area (5.01-5.04)
Square Foot Area: 1600 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 4-6

Function: Provide washing, drying, and folding for facility laundry.

Adjacencies: Located close to Warehouse/Loading Dock

Furniture, Fixtures, & Equipment: Washing and Drying machines, tables, sewing machines, linen carts

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling, painted structure above	Ceiling Height: N/A
Lighting: Standard hanging fluorescent	Special Criteria: N/A

Mechanical/HVAC/Piping Requirements: Floor drains and other requirements for washer and dryer equipment. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None.

Security Requirements: Detention door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Laundry

Room/Space Name: Storage (5.05-5.07)
Square Foot Area: 500 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1-2

Function: Storage for linen and other Laundry supplies

Adjacencies: Washing machines and dryers, and folding area.

Furniture, Fixtures, & Equipment: Shelving, linen carts

Architectural Finishes

Flooring: Sealed concrete	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: No ceiling, painted structure above	Ceiling Height: N/A
Lighting: Detention hanging fluorescent	Special Criteria: N/A

Mechanical/HVAC/Piping Requirements: Detention grade grilles and vents. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: None.

Security Requirements: Detention door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Laundry

Room/Space Name: Staff toilet (5.08)
Square Foot Area: 50 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1

Function: Unisex staff toilet.

Adjacencies: Laundry work area.

Furniture, Fixtures, & Equipment: Toilet, lavatory

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: CMU	Wall Finish: Paint
Ceiling: Gypsum board	Ceiling Height: 9'-0"
Lighting: Standard fluorescent fixtures	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to toilet, lavatory; vent. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: Standard door and hardware.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies.

Space Needs Inventory – Laundry

Room/Space Name: Offender Toilet (5.09)
Square Foot Area: 50 SF
Space Standard: N/A
Space Standard Area: N/A
Number of Occupants: 1

Function: Unisex offender toilet.

Adjacencies: Laundry work area.

Furniture, Fixtures, & Equipment: Toilet, lavatory

Architectural Finishes

Flooring: VCT	Wall Base: Vinyl
Wall Material: Precast concrete	Wall Finish: Paint
Ceiling: Security gypsum plaster	Ceiling Height: 10'-0"
Lighting: Detention-grade fluorescent	Special Criteria: None

Mechanical/HVAC/Piping Requirements: Piping to toilet, lavatory. See mechanical narrative for additional information.

Electrical Requirements: Convenience outlets, power for lighting and mechanical services. See electrical narrative for additional information.

Technology Requirements: See Electrical narrative for additional information.

Security Requirements: None.

Room Layout Diagram: Not completed for this report.

Adjacency Layout Diagram: See Site Plan – Planning Diagram for building department block plans indicating adjacencies

4.1.5 Building Systems Narratives

4.1.5.1 Demolition Narrative

Site Demolition

Site demolition consists of removal of bituminous and concrete paved areas north of the existing Dining Rooms for construction of Health Services, south of the existing Laundry for construction of the Intake Vehicle Sallyport, and east of the existing Loading Dock (inside the secure perimeter) and east of the existing Intake Unit (outside the secure perimeter) for construction of the new Loading Dock and Warehouse.

Portions of the existing storm sewer, sanitary sewer and water lines and associated structures located within or near to the building expansion areas will need to be removed and relocated. Some utilities may be disconnected, capped,or sealed instead of removed entirely.

Demolition of building expansion areas will be phased to allow construction of Health Services, followed by construction of the Intake Unit/Intake Vehicle Sallyport, and then construction of a new Loading Dock/Warehouse. Temporary construction fences will be erected around work areas inside the secure perimeter to prevent offender access during demolition. Demolition work will coordinate with access to the existing Truck Gate through the secure perimeter and service and intake access roads. Construction fences will be removed after construction is complete. All voids will be filled with engineered fill, graded as noted, and sodded or hydroseeded upon completion of construction.

Interior Building Demolition

Extensive interior demolition will be required in the existing Health Services, Intake, Laundry and Loading Dock areas to create space for new functions. Interior demolition will be phased to allow existing functions to remain until new spaces are operational to the extent possible. Temporary warehousing at vacant areas of the campus will be considered to facilitate phased demolition. Any and all furnishings and equipment to be salvaged/reused will be removed and hazardous material abatement by the State will occur prior to demolition.

All debris is to be hauled off site for disposal or sorting and recycling per the State mandated Waste Management Plan.

Abatement

An allowance has been included for abatement of hazardous materials that might include, but are not limited to, asbestos and lead paint. Significant abatement has occurred at MCF-SCL, but these materials may still occur in the tunnels, on existing utilities, and in areas hidden from view throughout the existing construction to be demolished/remodeled. The allowance used was derived from historical data from previous abetment work at DOC facilities

4.1.5.2 Civil Narrative

Earthwork, Excavation and Grading

Erosion control silt fence and sediment control devices will be installed around the site of the proposed scope of work to fulfill NPDES permit requirements. Topsoil and existing turf within the grading limits encompassing the buildings to be expanded or any service drives, sidewalks, and utility installations, will be removed and stockpiled for later use.

Excavations will be required for footings and foundations, direct-bury utilities, and potentially loading dock service area. Exterior finished grading will be required around expansion areas, service roads, and paved areas. Any fill areas will require imported granular borrow. The stockpiled topsoil will be utilized for the finished grading. The disturbed areas will have 12" of topsoil placed and be furnished with sod or hydroseeded.

Concrete and Bituminous Paving

Concrete pavement will be placed within the proposed loading dock areas and will have a pavement section of 8" of reinforced concrete over 6" of class 5 or 7 aggregate base with geotextile fabric.

Concrete sidewalks connecting existing walkways to the proposed entrances and exits of remodeled or expanded areas will be 4" of reinforced concrete over 4 inches of class 5 or 7 aggregate base with geotextile fabric.

Service drives will be paved with a pavement section with a total of 4" of bituminous over 12" of class 5 or 7 aggregate with geotextile fabric or as determined by geotechnical engineer.

Roadway and loading dock areas will have surmountable (D312) or barrier (B612) concrete curb added to the roadway cross section as required for drainage purposes.

Site Utilities

Existing utilities currently run through the proposed Health Services expansion footprint, including sanitary sewer and storm drain. Other potential utility conflicts may include natural gas, high-pressure steam, condensate return, domestic hot water and water mains, electrical, and low voltage telephone/data and security lines. Removal and relocation of these utility services will require careful consideration and deliberate phasing of work in order to maintain services to the surrounding buildings during construction and remodeling and to provide new permanent infrastructure connections to the expanded and existing buildings.

Permanent infrastructure may utilize the service vault located east of the Health Services expansion and will be designed to reduce future utility conflict within the future Segregation building footprint.

All site utility proposals, including existing utilities, will be submitted to the Department of Labor and Industry to review for compliance with the Minnesota Plumbing Code prior to construction.

4.1.5.3 Structural Narrative

Design Criteria

Building Code:	International Building Code as adopted by the State of Minnesota	
Design Live Loads:	Common Areas	100 psf
	Corridors & Stairs	100 psf
	Office Areas	50 psf + 20 psf partitions
	Holding Cells	40 psf
	Storage	125 psf
	Mechanical	150 psf
	Roofs	40 psf + drifting
Wind Loads:	90 MPH	
	Exposure 'B'	
Seismic Loads:	Zone '0'	

Foundation System

New construction will be supported on conventional spread footings and wall footings. A soils report is not available at this time, but spread footings have been used in previous adjacent construction at this site. Exterior footings will bear at frost depth, and the top of interior footings will be one foot below the slab-on-grade. Basement and foundation walls will be cast-in-place concrete.

Building Superstructure

The roof structure for the building will utilize hollow core precast concrete plank supported by precast concrete beams and columns on the interior, and by precast concrete wall panels at the perimeter of the building. Mechanical penthouses will consist of composite metal roof deck on steel bar joists supported by steel beams and columns. Penthouse floors will utilize concrete topping on hollow core precast concrete roof/floor plank. Penthouse structures will have perimeter steel braces for lateral stability. Floor slabs will be constructed of 4" thick concrete slab-on-grade, except at storage areas which will be a 6" thick concrete slab-on-grade.

The exterior facade will consist of insulated precast wall panels for the building and metal siding on metal stud back-up walls at the penthouses. Precast concrete was chosen because of the cost, design flexibility, security and durability properties that can be achieved. The structures that are proposed don't directly affect or connect to any of the historic structures on the campus, but rather abut previous additions and remodeling that has also utilized precast concrete panels and exterior CMU.

The Chiller Plant structure will likely consist of precast concrete bearing wall panels with steel bar joists and steel roof decking.

Material Strengths

Concrete:	Footings	F'c = 3000 psi
	Precast concrete	F'c = 5000 psi
	Topping for Plank	F'c = 4000 psi
	Composite Slabs	F'c = 3000 psi
	All Other Concrete	F'c = 4000 psi
Reinforcement:	Fy = 60,000 psi	
Structural Steel:	Fy = 50,000 psi – wide flange sections	
	Fy = 46,000 psi – tubes	

Fy = 36,000 psi – miscellaneous steel, angles, plates

Masonry: F'm = 1500 psi
Masonry Grout: F'c = 3000 psi

4.1.5.4 Architectural Narrative

Building Foundations

The building foundation system will be enhanced for improved thermal and drainage capabilities. Cold-fluid waterproofing will be applied directly to the cast-in-place concrete walls at below grade occupied and/or mechanical/electrical areas. Water will be removed by a drainage composite installed over the waterproofing. Water from the drainage composite will enter a perimeter drain tile system tied to existing perimeter drainage systems. Three inches of extruded polystyrene, extending from the top of the footing to three inches below grade, will provide thermal insulation.

Exterior Walls

The exterior walls are to be precast concrete insulated wall panels, that are to be comprised of a 3" thick concrete face, 3" extruded insulation continuous to all panel edges, and 6" thick structural concrete. Panels are to be all one color and aggregate mix with two different finish textures and decorative reveals. The penthouse walls will be galvalume metal siding over 5/8" plywood sheathing, building wrap, 3" of extruded polystyrene insulation with 'Z' furring, building membrane, 5/8" gypsum sheathing, and 6" steel stud backup.

Roofs

The flat roof areas of the building will have a built-up roofing system. The roof insulation will be extruded polyisocyanurate foam, tapered as required to provide pitched drainage to the roof drain plumbing system. All roof flashing, fascia, and trim will be prefinished metal. Roof hatch access doors will be 2'-6" x 8'-0" in size with integral safety guardrails.

Fireproofing

The precast concrete primary structural system will be designed to provide the appropriate fire resistance ratings without the use of additional fireproofing. Miscellaneous exposed structural steel that requires fireproofing will receive sprayed-on fireproofing in unexposed areas and an intumescent coating at exposed areas. Penthouse structural steel will not require fireproofing.

Metal Fabrications

Stairs and railings will be welded steel with concrete filled pans. Metal fabrications include steel railings and handrails, roof access stairs, lintels, bollards and other miscellaneous metal fabrications.

Wood Fabrications

Preservative-treated blocking will be used where in contact with concrete or masonry. Other blocking will be fire retardant treated. Typical casework will be plastic laminate clad, with solid surface material countertops. Accessories will include plastic wire grommets and locks for doors and drawers. All plastic laminate casework is to be provided by MINNCOR.

Joint Sealers

Two types of vandalism-resistant security joint sealants will be used in secure offender areas. A hard epoxy sealant will be used at all non-moving joints up to ten feet above the finished floor. A medium-hard sealant will be used at joints requiring movement less than ten feet above the finish floor and at all joints above ten feet. Joint sealants in non-secure areas will be conventional

polyurethane, except that mildew-resistant silicone will be used in bathrooms. Intumescent joint sealants and fillers will be used where required by fire-resistive rating.

Doors, Frames and Hardware

Non-secure door frames in staff only areas will be 14-gauge steel. Corners will be completely back welded, with face corners mitered and ground smooth. Non-secure doors will be hollow metal steel, with 16 gauge faces and vertical steel internal reinforcing and braced as required for stability. Hardware at non-secure areas will be heavy duty mortise builder's hardware, with card access capabilities at select locations.

Security doors and frames at offender areas will utilize special construction designed for detention use, consisting of 12-gauge steel door frames and doors. Doors hardware will consist of detention grade manual and electromechanical locks as appropriate for the application. Remote operated detention sliding doors with electromechanical locks will be used at main secure perimeter sally ports.

Secure service transaction windows will be utilized for pill distribution in the Health Services component and distribution of offender goods in the Canteen / Property component.

Access panels with security locks will be provided for access to mechanical and electrical services.

Insulated metal overhead sectional doors will be utilized at for the Loading Dock / Receiving area. Special security bi-fold garage doors will be utilized for vehicle access at the Vehicle Sally Port.

Windows

Exterior windows will be thermally broken extruded aluminum windows glazed with double-pane insulating glass units. Windows at secure areas will be sized with a maximum opening width of 5" in one dimension to prevent escape. Thermally broken aluminum storefront window and door systems with double-pane insulating glass at exterior and single-pane tempered glass at interior will be used non-secure at entry vestibules.

Windows in secure areas required to be wider than 5" maximum will consist of thermally broken detention windows with a stainless steel interior and aluminum exterior and an integral tooled steel bar security frame. Additional tooled steel bars will be included in the assembly to limit the maximum width of openings within the frame to 5".

Skylights will be single piece acrylic pyramid or dome type on built-up roof curbs, utilizing a tooled steel bar security frame in secure areas.

Interior glazing will be tempered glass in non-secure areas and laminated safety glass in opening widths of less than 5" in secure areas. 30-minute or 60-minute attack resistant glass clad polycarbonate will be utilize in secure area windows wider than 5". Fire rated glazing will be utilized as required by fire rating requirements in smaller openings, with sprinkler protection providing equivalent protection at wider openings required for visual security.

Interior Partitions

The majority of interior partitions will utilize concrete masonry units (CMU), with special reinforcement and grouting at security walls. Some staff only areas will have interior metal stud and gypsum board walls to sub-divide spaces.

All security partitions and fire-rated partitions will extend to structure above. Acoustical insulation will be provided where needed in interior partitions between offices, staff areas, interview rooms, and toilet rooms, with acoustical sealant at electrical and mechanical penetrations.
Typical wall finishes will be paint, with epoxy coatings on cementitious backer used at offender wet areas and ceramic tile on cementitious backer at staff toilets.

Ceilings
Painted, exposed structure will be used at most offender areas and at warehouse, storage, and services areas.

Impact resistant gypsum board will be used at offender areas requiring ceilings with ceiling heights below 10'-0".

Suspended acoustical ceilings will be used in offender areas requiring acoustic control at heights above 10'-0" only, and in staff and office areas. Suspension system will be T-grid, with conventional acoustical lay-in panels.

Gypsum board ceilings will be utilized at staff toilet rooms and entry vestibules. Miscellaneous gypsum board soffits will be used at select areas.

Flooring
Exposed sealed concrete floors will be utilized in most offender areas and in warehouse, shop, receiving, storage, mechanical, and janitor rooms, and all other rooms not scheduled for carpet, VCT, or special coatings.

Offender toilet rooms, showers, and wet areas at holding cells will utilize seamless heavy-duty quartz-epoxy flooring.

Vinyl composition tile (VCT) will be used at high traffic areas and offender areas requiring cleanable, finished floors. Wall base will be resilient vinyl or rubber. Seamless sheet vinyl will be used in rooms with special hygienic requirements such as the Procedure Room and Emergency Room.

Carpet with vinyl or rubber base will be used in office areas.

Carpet and VCT is typically is to be furnished and installed under separate contract by the Owner, so concrete floors in spaces requiring finishes will require prep only by the Contractor.

Painting
Interior surfaces will be painted with low-odor, low-VOC or no-VOC paints. Exterior steel surfaces to receive paint will have exterior grade semi-gloss paint. Exposed exterior steel stairways and railings will be hot-dip galvanized.

Special Equipment and Furnishings
Several specialty items will be required for the project. These specialty items include, but are not limited to the following:

- Loading dock equipment to include dock levelers, dock seals, and vehicle restraints.
- The Receiving area will include a large X-Ray machine and automated conveyor system capable of scanning multiple standard 4'x4' shipping pallets at a time, as well as a smaller, package sixe X-Ray machine.
- Fire extinguishers will be 10 pound, dry chemical. Cabinets will be semi-recessed at gypsum board construction and surface mounted at CMU construction, with curved edges. Cabinet doors will be solid metal detention grade doors with dead bolt locks.
- The primary material for toilet accessories will be stainless steel. Accessories will include paper towel dispensers, toilet paper dispensers, grab bars, mirrors, and robe hooks. Mop strips will be provided in janitor's closets. Special security accessories will be provided in holding cells and offender toilet rooms. All fixed-in-place furnishings and casework in offender areas will be detention grade painted steel or stainless steel.
- All exposed fasteners to be security-type fasteners in offender areas.
- Other systems office furnishings and specialized storage furniture will be by Owner.

4.1.5.5 Mechanical Narrative

General

The mechanical systems at MCF-St. Cloud will be affected by various components to this project as follows:

- The existing Central Boiler Plant will undergo extensive replacement of equipment.
- A new Central Chilled Water Plant is proposed to be constructed and connected to buildings in a phased approach.
- Mechanical systems will be required to serve 36,200 gross square feet of new construction space and another 23,000 gross square feet of remodeling. This includes work required to meet the program for Intake, Health Services, Loading Dock/Warehouse, Canteen/Property, Laundry, Main Corridor/Security Station, and Dry Goods Storage.

Boiler Plant

Presently, the Central Boiler Plant has three 500 horsepower 1960s-vintage high pressure steam boilers. Due to their advanced age, they are not operated above 70 percent of their capacity. Normally only one is needed, except on the coldest days. The third boiler is redundant. In addition to generating steam for heating buildings, the boilers also produce domestic hot water for buildings and high pressure process steam for the Kitchen and the Laundry. The expansion of Intake and Health Services will significantly increase the heating demand of the facility. It is recommended that the old boilers be replaced with three new higher efficiency high pressure steam boilers in the same building. The capacity of each new boiler will be 500 boiler horsepower (about 18,000 pounds of steam per hour). Boiler accessories will include oxygen trim and variable flow combustion air controls. To facilitate maintenance, an elevated walkway with stairs will be constructed around each boiler. The new steam and condensate piping will be reconnected to existing distribution mains.

Chilled Water Plant

At present, specific areas of the Facility are air conditioned with small packaged rooftop units and local window units. Consideration should be given to constructing a central chilled water system. The plant should be built in phases. The first phase will include the building structure, much of the distribution piping infrastructure and connections to new air handling units which will serve the new/remodeled areas of this project. An initial estimate of the chilled water demand for new and remodeled spaces of this project is approximately 150 Tons. Subsequent phases will involve extension to cooling units serving other spaces at the facility. To the extent that the Central Plant is used as the source of cooling and de-humidification, it will do this more efficiently than the present means. The alternative to a central plant will be the installation of new packaged outdoor air-cooled chillers (for new construction), modifications to existing cooling equipment (for remodeling) and the future replacement of the existing air conditioning units.

Initially, the Central Plant will house one water-cooled, electric-drive chiller and matching cooling tower, along with associated pumps, piping and controls. The size of the first chiller and tower will be at least 250 tons. Space will be provided in the building to add two more chillers for future phases of expansion of the distribution. The sizes of the future chillers will be determined later when more is known about future projects and chilled water demands. In order to optimize plant efficiency, consideration could be given to installing an alternative type of chiller or to adding thermal storage in future phases. It is anticipated that the eventual size of the plant will be about 1500 Tons. The systems infrastructure will include a heating system and a ventilation system for

the plant, as well as chemical storage, sanitary drains, a sink, and a fire sprinkler system. Each chiller will have a cooling tower, which will be elevated about 10 feet above the chiller floor. Each cooling tower will be equipped with an elevated walkway and stair for maintenance. About 2500 feet of new 10" chilled water supply pipe and an equal length of return pipe will initially be installed. About 30% of this (1400 feet) will be underground, and the rest will be installed in existing basements and tunnels. The distribution will include pipe tees with valves and flanges near each of the buildings for future connections.

4.1.5.5.1 Building Expansion and Remodeling

General

A new equipment penthouse or other suitable interior space, approximately 46 feet x 24 feet in size, will need to be constructed to house new equipment of Intake. A new basement space of approximately 12 feet x 12 feet will be required for the heating water equipment for Health Services. A new air handling unit for the Loading Dock/Warehouse will need a room of about 46 feet x 24 feet in a penthouse or other suitable space. A new air handling unit for the Canteen/Property will need a room of about 38 feet x 24 feet in a penthouse or other suitable space.

In order to meet the criteria for energy conservation, under the State B3 and 2030 guidelines the mechanical systems will incorporate several energy saving measures. These will include energy recovery units (if practical), CO_2 and economizer control of outdoor air, premium efficient motors, variable volume air and water distribution with adjustable speed motor drives, and highly efficient equipment. The building envelope (walls, roof and windows) will need to be designed with thermal values about 30% better than the energy code requirements. The building systems will be specified in accordance with State Design Guidelines, as well as applicable codes and standards. Where practical, meters will be installed to measure and record energy consumption by building.

Intake

A new steam-to-water heat exchanger will be installed in the existing basement. This will produce heating water, using Central Plant steam. Two new redundant pumps, piping, and controls will be provided for distribution of heating water to new heating terminals. A new air handling unit will be installed for Intake areas. It will consist of a supply fan, a return-relief fan, a chilled water cooling coil, filters and automatic dampers. Each fan will be powered through an adjustable speed drive for variable flow rate control. Supply air will be distributed to various Intake spaces through variable air volume controllers (VAV boxes) with downstream hot water booster heating coils for zone temperature control. Two new redundant pumps will circulate chilled water. If a Central Chiller Plant is not constructed, then a new packaged outdoor air-cooled chiller will substitute. The remodeling and expansion of Intake will require extensive plumbing fixtures and piping including stainless steel combination toilet/lavatories in holding cells. It will include storm and sanitary drain system expansion and remodeling. It will include extension of cold and hot domestic water. A fire sprinkler system will serve Intake. Consideration should be given to providing a dry-pipe pre-action system for some spaces.

Health Services

A new steam-to-water heat exchanger will be installed in the new basement space. This will produce heating water, using Central Plant steam. Two new redundant pumps, piping, and controls will be provided for distribution of heating water to new heating terminals. A new 25,000 CFM air handling unit will be installed for Intake areas. It will consist of a supply fan, a return-relief fan, a chilled water cooling coil, filters and automatic dampers. Each fan will be powered through an adjustable speed drive for variable flow rate control. Supply air will be distributed to various Health

Services spaces through VAV boxes and hot water booster heating coils for zone temperature control. Two new redundant pumps will circulate chilled water. If a Central Chiller Plant is not constructed, then a new packaged outdoor air-cooled chiller will substitute. The remodeling and expansion of Health Services will require extensive plumbing fixtures. It will include storm and sanitary drain system expansion and remodeling. It will include extension of cold and hot domestic water. A wet-pipe fire sprinkler system will serve new and remodeled spaces.

Loading Dock/Warehouse

A new steam-to-water heat exchanger will be installed in the basement wet room. This will produce heating water, using Central Plant steam. Two new redundant pumps, piping, and controls will be provided for distribution of heating water to new heating terminals. A new 19,000 CFM air handling unit will be installed to serve various Warehouse areas. It will consist of a supply fan, a return-relief fan, a chilled water cooling coil, filters and automatic dampers. Supply air will be distributed to spaces through hot water booster heating coils for zone temperature control. Two new redundant pumps will circulate chilled water. If a Central Chiller Plant is not constructed, then a new packaged outdoor air-cooled chiller will substitute. Plumbing fixtures, and storm and sanitary drains will be provided. A wet-pipe fire sprinkler system will serve new and remodeled spaces. Fire sprinkler water densities will be determined based on the commodities stored and the methods of storage.

Canteen/Property

A new steam-to-water heat exchanger will be installed in the existing basement. This will produce heating water, using Central Plant steam. Two new redundant pumps, piping, and controls will be provided for distribution of heating water to new heating terminals. A new air handling unit will be installed for Canteen/Property areas. It will consist of a supply fan, a return-relief fan, a chilled water cooling coil, filters and automatic dampers. Each fan will be powered through an adjustable speed drive for variable flow rate control. Supply air will be distributed to various spaces through VAV boxes and hot water booster heating coils for zone temperature control. Two new redundant pumps will circulate chilled water. If a Central Chiller Plant is not constructed, then a new packaged outdoor air-cooled chiller will substitute. It will include plumbing fixtures and storm and sanitary drains. It will include extension of cold and hot domestic water. A fire sprinkler system will serve these spaces.

Laundry

A new steam-to-water heat exchanger will be installed in the basement wet room. This will produce heating water, using Central Plant steam. Two new redundant pumps, piping, and controls will be provided for distribution of heating water to new heating terminals. A new constant volume air handling unit will be installed to serve the Laundry. It will consist of a supply fan, a return-relief fan, a chilled water cooling coil, filters and automatic dampers. Two new redundant pumps will circulate chilled water. If a Central Chiller Plant is not constructed, then an outdoor air-cooled condensing unit will substitute. Plumbing fixtures, and storm and sanitary drains will be provided. A wet-pipe fire sprinkler system will be provided.

Main Corridor/Security Control Station

The Main Corridor will share building systems with connecting buildings. The Security Station will be heated, ventilated and air conditioned with a small dedicated system.

Dry Goods Storage
Existing systems will be reconfigured to serve the Dry Goods Storage Area. It will be protected with a fire sprinkler system.

4.1.5.5.2 Environmental Criteria

The design indoor air temperature and humidity levels will be based on requirements of the Minnesota Energy Code. The minimum outdoor air intake will be in accordance with ASHRAE Standard 62n.

During the cooling season, the indoor temperature range for normally occupied spaces will be 74 to 78 degrees and the maximum relative humidity in air conditioned spaces will be 58% RH (at 78°F). During the heating season, the indoor temperature range in normally occupied spaces will be 72 to 76 degrees. Humidity will not be controlled during the heating season (no humidifiers will be provided) for any rooms. Wherever practical, the minimum amount of outdoor air intake will be adjusted by carbon-dioxide sensors, which serve as an indicator of the level of occupancy. Generally, the mechanical systems will be designed to limit ambient sound levels to about NC 35 although the sound levels in the loading dock, warehouse and equipment rooms will exceed this. The indoors will be slightly pressurized compared to outdoors. For most systems, air will be circulated through 30% efficient pre-filters, in combination with 65% efficient final filters.

4.1.5.5.3 Automatic Controls and Building Automation

Work of this project includes extending the existing Trane Tracer Summit energy management system to monitor and control systems which will serve the expansion and remodeled areas. Electronic field devices will be installed throughout new and remodeled HVAC systems. The control system will monitor equipment status and system temperatures and pressures. The system will control equipment start/stop, VAV boxes, valves and dampers.

4.1.5.6 Electrical Narrative

General
The existing 4,160 volt electrical distribution system will be modified and extended to feed power to new service substations in Health Services and Chiller Plant. A load study of the existing system and proposed new buildings will need to be done. More than likely the existing feeder from the meter pole to the generator switchgear and Power Plant Switchboard will need to be upgraded, there is an empty conduit for most of the way for an additional parallel set of conductors to be installed. Additional upgrades to generator switchgear may also need to be done.

This load study will also need to address capacity in the existing generators. Electrical load could increase to the point the existing 1500 KW generator does not have adequate capacity to back-up the entire facility (generator is currently used for peak shaving). Options such as load shedding and automatic load control will need to be examined. It also may be possible to run the 500 KW emergency/standby generator along with the 1500 KW generator to increase generator capacity. Controls could be added to have existing ATS's stay in the generator position when the 1500 KW generator is running.

Electrical Power
Electrical power will be derived from the campus 4,160 volt electrical system. Indoor dry-type unit substations will be provided in the new buildings.

The Chiller Plant Building service shall be rated at 2000 amps, 480Y/277 Volt, 3 phase, 4 wire configuration.

The Health Services Building service shall be rated at 800 amps with a 208/120 Volt, 3 phase, 4 wire configuration.

Remodeled and expanded areas loading/dock warehouse, Canteen/Property, and Laundry will get their power from existing unit substations located in the basement. Existing panelboards in the remodeled areas will be replaced during this project, and new panelboards will be added as needed.

All motors ½ HP and larger will be 3 phase. Motors below ½ HP will be powered at 120 volts, 1 phase.

Emergency Standby Power
Code required emergency power shall be provided to the building from the existing campus emergency power/standby power distribution systems. The existing campus emergency/standby generator is a 500 KW, 480/277 Volt, 3 phase, 4 wire configuration and provides power to a separate emergency power automatic transfer switch and distribution system and a separate standby power automatic transfer switch and distribution system.

The code required emergency power for the Health Services Building, Chiller Plant, and remodeled and added spaces is emergency egress illumination. There is no smoke control system required for these buildings.

Standby power will be used to provide backup power to all security systems.

The Health Services Building emergency power equipment shall consist of a service disconnect switch, step down transformer, and branch circuit panelboard. All of this equipment shall be 480/277 Volt, 3 phase, 4 wire voltage configuration rated at 100 amps.

Chiller Plant will get emergency power from the Power Plant Building.

Remodeled and expanded areas will get their emergency power from the existing emergency and standby distribution systems.

The emergency panelboard shall provide power to all exit signs and select lighting fixtures required for emergency egress illumination. The lighting fixtures connected to the emergency generator shall not be switched and shall provide "night lighting" for the building.

Building Lighting

The interior lighting in this building will be provided with surface and recessed fluorescent lighting fixtures utilizing super T-8 lamps and electronic ballasts, energy efficient LED type fixtures will be used if cost effective. All lighting fixtures in inmate accessible areas shall be provided with impact resistant polycarbonate lens and tamperproof screws. Detention grade fixtures will be used in the intake holding areas. All lighting fixtures in food storage areas shall be industrial types with protective lens in accordance with the Health Department requirements.

To provide the most energy efficient lighting possible, occupancy sensors, daylight sensors and timers will be utilized to turn off or reduce lighting levels during period of inactivity. Sufficient night lighting, however, will always be provided in client areas for Staff protection and to facilitate proper CCTV camera coverage.

Mechanical rooms and penthouse areas shall be illuminated with open industrial type fluorescent fixtures.

Exterior lighting shall consist of wall mounted metal halide fixtures. These fixtures shall be controlled by a photocell mounted on the roof of the building.

The lighting fixture layout shall provide the following average footcandle levels for specific spaces.

Maintenance areas	30 - 50 FC
Offices	55 FC
Storage areas	30 FC
Inmate holding areas	30 FC
Inmate processing areas	40 FC
Exam rooms	50 FC

Building Power

The main requirement for building power will be to provide electrical outlets or direct electrical connections to the equipment and building heating, ventilation, and conditioning systems.

Receptacles will be provided as necessary in all areas of the building.

Fire Alarm System
The Health Services Building shall be provided with a new addressable fire alarm system. This system shall consist of the main fire alarm control panel, duct detectors associated with HVAC equipment, Smoke detectors, fire protection system monitoring, and audible/visual alarm devices.

The Chiller Plant Building will be connected to the fire alarm panel in the Boiler Plant. This system shall consist of duct detectors associated with HVAC equipment, smoke detectors, fire protection system monitoring, and audible/visual alarm devices.

Remodeled and expanded areas will have appropriate fire alarm devise installed and connected to the existing Campus fire alarm system.

All normally occupied spaces shall be provided with audible/visual alarms in accordance with the NFPA and ADA codes.

The fire alarm system will be connected to the campus fire alarm system, the existing system is of Simplex manufacture.

Telephone and Data System
The new Health Services Building will be installed with multi-mode and single-mode optical fiber cables and Category 3 UTP cable from the existing system in the Administration Building. New communications pathways consisting of conduits will be installed in the tunnel system for these communications cables. Communications cables will be run to a new communications room centrally located in the new building.

Remodeled and expanded areas will have new outlets connected to the existing infrastructure system. In this part of the facility, there are existing communications rooms located in the basement. There is one existing room below the remodeled Canteen/Property and Intake areas that will be close enough for new cable runs from this room to new outlets without exceeding 300 cable feet. There is another room near Kitchen compressors below the Kitchen in the basement. Laundry and Warehouse areas will be close enough to this room for the new cable runs from this room to new outlets without exceeding 300 cable feet.

The communications grounding busbar and grounding conductors will be specified in the electrical work and will be installed by the electrical contractor. The communications contractor shall bond all communications equipment frames and cable sheathing to the telecommunications grounding busbar with #2 AWG ground conductors. All grounding connections shall be exothermically welded.

Identification and labeling for communications shall conform to ANSI/TIA/EIA 606 standards. Both ends of all communications cables, workstation jacks, patch panels, and equipment racks shall be labeled with permanent polyester labels. The labeling system shall be reviewed and approved by the Owner and Engineer prior to installation.

The voice and data cabling products and installation practices shall follow standards established in ANSI/TIA/EIA-568-B.1 and B.2 and ANSI/NECA/BICSI-568. The system will be in conformance with the "Building Infrastructure Best Practices for State Owned Buildings" from the Office of Enterprise Technology most current version.

All Category 3 copper backbone cable pairs shall be terminated on entrance protection blocks including gas tube type protectors for each cable pair. The entrance protection blocks shall be Circa 1880 Series protector panels with Circa 5-pin protector modules.

The building will have at least one equipment rack or cabinet installed in a centrally located main telecommunications room; the rack/cabinet is either already existing or will be specified as part of the building construction project.

Optical fiber cables will be terminated with SC connectors in rack-mounted enclosures.

Voice backbone cables will be terminated on wall-mounted 110 terminations blocks and cross-connected to entrance protectors.

Horizontal and vertical cable managers on equipment racks will be specified as part of the building construction project. Cable management for 110 termination blocks shall include cable spools, D-rings, and 110 cable management sections.

Optical Backbone Cable
Multi-mode (62.5 micron) and single-mode optical fiber backbone cable will be routed from the main telecommunications rooms in the Administration Building to the new building through the tunnel system. The optical fiber backbone cable shall be loose-tube, filled with water blocking compound, and double armored sheath shielding for protection in the tunnel system.

Patch Cords
Patch cords shall be from the same manufacture as the optical fiber cable or termination hardware. Furnish one duplex SC-SC patch cord for every two strands of fiber cable for both multi-mode and single-mode cables (allowing the Owner to connect up to 50% of the fiber strands at the time of installation).

Telephone and data outlets will be provided at locations in the building as directed by facility staff.

4.1.5.7 Security Narrative

General
The electronic security systems provided for the Intake and Health Services areas will include new control consoles, door control and monitoring, intercom and paging, Closed Circuit Television (CCTV) surveillance and recording, staff duress, and an Uninterruptible Power Service (UPS). In addition, the existing perimeter detection systems will be modified as required to conform the existing systems to the new building configurations.

Control Consoles
Control consoles with video display terminals (typically equipped with touchscreens) will be located in the Intake Unit (Intake Control) and in the primary movement corridor (Corridor Control) serving the new construction. New security equipment rooms sized for present and future expansion will be developed in proximity to the new control consoles. The Graphical User Interface system software will be a non-proprietary, standard, off-the-shelf product running on a Microsoft Windows® operating system. Applications software will be specifically customized for the unique operating requirements of the facility. All system activity will be electronically logged and stored on a data-logging computer for future sorting and reports. Corridor Control will have the ability to take over the Intake Control consoles. Interfaces with the existing Master Control and Truck Gate Control consoles will be provided as required to provide for the overall security of the facility.

Door Control
Door control will be performed using industrial programmable logic controllers (PLCs) located in the equipment rooms and video display terminals located at each control console. The control and monitoring of electrically operated doors shall be integrated as necessary with the CCTV and intercom system to provide effective video and audio communications between the control location and the controlled doors. Egress routes shall be included in emergency groups; when unlocked using emergency release, the door locks shall remain unlocked until reset at the control console. In Health Services and other selected areas of the facility, the existing facility card access system will be expanded to allow staff admittance into certain areas of the facility without burdening the control console officers.

Intercom and Paging
Dedicated intercom systems will provide direct communications between each control console and its associated control points. CCTV cameras will be switched automatically to view both sides of a door when an intercom station is selected at the control console. Intercom stations will be constructed with 11-gauge stainless steel faceplates, vandal-resistant push buttons and steel barriers to protect the water-resistant speakers.

A one-way paging system will be provided throughout the new construction. The paging system will be accessed using a push-to-talk, desk-top paging microphone located at each control console. Paging zones will be developed to meet the functional requirements of the facility. Corridor Control will be able to page to all areas, including an "all call" announcement. The interior spaces will utilize flush-mounted ceiling speakers with vandal-resistant grilles. The paging amplifiers will be rack-mounted in the security equipment rooms.

Closed Circuit Television

High-resolution, analog, color CCTV cameras with vandal-resistant enclosures will be located throughout the new construction and outdoor recreation areas to facilitate movement control and to provide general surveillance. In the Intake Unit, each holding cell will be equipped with a CCTV camera and all holding cell fronts will be viewed by CCTV cameras. A matrix video switch located in the equipment room will provide sequential scanning and automatic selection of CCTV cameras. Switcher outputs will feed monitors at the control consoles and video multiplexers that will allow the control console officers to select up to sixteen different CCTV cameras to view at one time on a single CCTV monitor. All camera video will be looped through the switcher to the facility digital video recording system. The existing Verint digital video recording equipment will be expanded to allow all the video from all of the CCTV cameras to be digitally recorded and saved for 30 days.

Staff Duress

Fixed staff duress wall stations will be provided in all Exam Rooms in the Health Services area and in other areas as required. The stations will consist of a stainless steel wall plate with a red mushroom-head push button. In addition, a mobile personal alarm system will be provided for Health Services personnel that will create an alarm in Health Services and at Corridor Control.

Uninterruptable Power Services

The security and communications systems will be powered from a UPS located in the security equipment room. The facility's standby power system will feed the UPS, which will be sized to provide a minimum of 20 minutes of standby power if the building power system fails.

4.2 PRECEDENT STUDIES

4.2.1 MCF-Rush City

MCF-Rush City was constructed on a rural site as an entirely new campus and opened in 2000. It houses approximately 1,000 offenders at a Level 4 Close Custody classification. It consists of a two-story Administration building with an attached Intake and Receiving wing connected to a large central one-story Support Building by a long, narrow structure that penetrates the secure perimeter fence. This one-story corridor structure actually houses three separate corridors side by side. One corridor is for the public access to the visiting area, another corridor for staff only and offender escorted access, and the third corridor is for material deliveries into the Support Building. The campus also has four freestanding offender Housing Buildings and a separate Physical Plant area located inside the secure perimeter.

Vehicle Sally Port

A secure Vehicle Sallyport (VSP), located directly adjacent to the Intake Unit, is located outside of the secure perimeter and accommodates drive-through access for vehicles including the DOC transport bus. The sallyport is sized to accommodate multiple sedans and/or transport vans in addition to the bus, and provides a single location for all offender drop-offs and pick-ups.

The VSP is one large high-bay space with secure hydraulic bi-folding steel garage doors at each end to accommodate drive-thru traffic. Access from the VSP space is directly into the Intake Unit. Offenders access the Intake Unit through a double sliding door secure sallyport and can immediately be placed in holding cells. There is also a second swing door that allows offender property to be brought directly into a property storage and search room independently.

A drive-thru VSP able to accommodate multiple transport vehicles, direct secure access of offenders to the Intake Unit, and the ability to securely store and process offender property independently are considered to be desirable attributes of a functional VSP and associated Intake Unit.

Intake

The Intake Unit at MCF-Rush City is attached to the Administration Building and located outside of the secure perimeter fence of the facility, but within the hardened secure perimeter formed by the building exterior walls. Access into and out of the Intake area is via the secure VSP through double sliding door secure sallyports. The sallyport provides containment of all the intake activity and is considered a critical component of the design. The Intake Unit consists of a few Group Holding Cells, a Search Room, a Processing Workstation, a Property Search area, and Staff Office that doubled as an offender evaluation space.

The Group Holding Cells have large windows for observation by security staff, a stainless steel detention sink and toilet behind a half wall for privacy, and stainless steel benches along the wall for waiting. While staff considers the design of the Group Holding Cells generally acceptable, an adjacent storage room was recently converted into another Group Holding Cell due to a shortage of space.

The Search Room is a small room with a large mirror on one wall and bright lighting to assist in offender searches. The Processing Workstation is a central desk area with computers and storage space for record keeping, identification photo taking, and safe interaction between security staff and offenders being processed into the institution. An adjacent Staff Office provides space for clerical

work as well as a private space for one-on-one offender evaluations with security and or medical staff.

One unique component of the Rush City Intake unit is due to its connection to the Administration Building, the institution's Records department is adjacent to the Intake area. A direct secure connection has been made thru a secure masonry wall from Records to Intake. This connection consists of a secure service window with intercom for communication and a secure pass-through box below for transfer of file materials. This direct connection is generally seen as a desirable element of the design if space and function permits.

The other unique and intriguing aspect of the MCF-Rush City Intake Unit design is that a large area to one side of the unit was "shelled" out due to cost constraints during the original construction, but was designed to be a mirror image of the current unit's Group Holding Cells and Search Rooms. The area is currently used for general storage but, if built out as intended, would create a second parallel offender area that would allow one side to be offenders coming "in" to the facility and the other for offender going "out" of the facility. This opportunity to create two-way to be a highly desirable idea that would allow separation of "in" and "out" traffic making the Intake Unit more secure, more efficient, and promoting improved contraband control.

Receiving

The main Loading Dock and receiving area for deliveries to the MCF-Rush City campus is also outside the secure perimeter fence and the secure perimeter of the building itself, and is directly adjacent to the Intake unit and Administration Building. It consists of a Loading Dock with one large overhead door at grade level, and two overhead doors at a depressed dock area for semi-trailer access. The depressed dock area has standard loading dock equipment, door seals, vehicle restraint, status lights, etc. A man-door with an intercom provides access into the building.

The Receiving area inside consists of a small Staff Office, a work area for maneuvering and material breakdowns, a small storage area for materials and equipment staging, and an area for x-ray screens and searches. The x-ray equipment at the MCF-Rush City is such that all materials delivered need to be taken off their pallets and broken down into small enough units to fit through the machine. There are small lifts on either side of the unit to aid in lifting up materials to the x-ray conveyor belt. There is also a hand-held wand used for metal detection to supplement this screening effort.

While the x-ray equipment's proximity to the Loading Dock is desirable, the need to unpack and breakdown all deliveries off their pallets can be cumbersome, and may require that some material be packed back onto pallets for transport into the facility and storage in the Warehouse. Other larger x-ray are available and might provide a better solution.

The Receiving area also contains a walk-in stainless steel cooler unit at one end that was originally designed for temporary storage of refrigerated food products delivered to the campus. It is currently not being used as it has been found to be more practical to take the food products directly to the kitchen and food storage area within the institution than to break down and repacking of goods for screening and transport.

The connection from the Receiving area through the secure perimeter of the institution consists of a ten-foot wide long corridor with large secure sliding doors at either end that effectively functions as a very large sallyport. The secure perimeter double fence of the institution runs up to and over this long sallyport. This arrangement very clearly delineates what is "outside" and what is "inside"

the secure part of the institution. Due to the length of this corridor/sallyport and its extra width, it is often used as a staging area with materials that have been searched and declared "clean" lined up along one wall. This allows staff from the secure side of the facility to securely move them "into" the institution proper. This appears to save space in the receiving area and has proven to be very functional.

Warehouse

The main Warehouse storage area at MCF-Rush City occurs in the middle of the main central Support Building inside the secure perimeter of the facility. It consists of fairly standard high bay storage space with storage racks and aisle space designed for fork-lift truck handling of materials, both on wooden pallets as individual item. There is a small Staff Office area for clerical work, a Janitor's Closet, Toilet Room, locker area, and staging area for moving equipment. A small area for hazardous materials is separated from the rest of the area by chain link fencing and a chain link gate.

Due to the proximity of the main Warehouse to the prison Industry area, a significant portion of the Warehouse is used to store materials used in the prison Industries. This area is also separated from the main goods storage area by chain link fencing to allow offender access without compromising security of the Warehouse.

The location and layout of the Warehouse space is very straight-forward and functional, but more area would be desirable to offer more storage and reduce the frequency of deliveries to the facility.

Canteen and Property

The Canteen and Property area is located in the middle of the main central Support Building within the secure perimeter of the institution. It consists of an Offender Pick-up Area and a Staff Work and Storage Areas behind. The Offender Pick-up Area is a medium-sized room accessed directly off of the main offender corridor in the Support Building, with a bench along one wall and a row of several service windows along the other.

Orders for canteen goods are filled by the Industry program at MCF-Oak Park Heights and shipped to MCF-Rush City on pallets on a Minncor truck. Canteen goods are processed through the Loading Dock and Receiving, transported to the Canteen Work Area, and unpackaged for distribution. Offenders work in the storage and distribution areas

The service windows are secure with glass and a small door opening that requires items to be handed out one-by-one so orders can be checked for accuracy. Offenders bring their laundry bags in order to transport their canteen orders back to their Housing Units, so that the large plastic canteen order bags can be disposed of in the Canteen Work Area and not taken by the offenders. A large window/door opening has been provided at one end of the offender pick-up area to be used specifically for larger individual property items. While issuing Canteen and Property items one-by-one allows an immediate check for order accuracy, it can be seen as cumbersome and a challenge to efficiency of distribution.

The main Canteen and Property Work Area consists of the Transaction Area at the service windows with stainless steel countertops for ease of product handling, a small Staff Office with windows, a Toilet Room, and areas for sorting tables and wire rack shelving. Separate Storage Rooms are provided for secure storage of offender personal property during periods of segregation or for offender property confiscated for various reasons. These rooms are standard bare rooms with maximized shelving area.

One unique component of the Canteen and Property area involved slight remodel to the original design. The facility added a door to the Offender Pick-up Area that allows access into a chain link "cage" located within the Staff Work Area. This "cage" is used for offenders being taken to segregation or otherwise being separated from their personal property. The offender is required to bring their own footlocker to this cage and make sure that all property is consolidated down to the proper space limits.. Once the offender is sent back out through the pick-up area, property staff can enter the cage through a gate to collect the footlocker and any excess items to be discarded.

4.2.2 MCF-Oak Park Heights

MCF-Oak Park Heights was constructed on a rural site as a brand new institution and opened in 1982. It houses approximately 450 offenders and is classified as Level 5 Maximum Security. It consists of a large U-shaped multi-story building structure built into the ground topography, with a small administration and support building at the middle with housing wings extending back into the secure fence perimeter on each side.

Intake

The Intake Unit at MCF-Oak Park Heights is located immediately adjacent to a small, one-directional secure Vehicle Sallyport accessed from outside the secure perimeter fence of the facility. The VSP was constructed prior to the use of the large transport bus, so is not as large or able to accommodate multiple vehicles or designed to provide optimum maneuvering space as more recent facilities.

The Intake Unit is accessed through the secure perimeter from the VSP via a secure sallyport. The processing area is very small and, while it accommodates the limited number of transports occurring at MCF-Oak Park Heights, is generally not suitable as a precedent for the large volume of traffic required at MCF-St. Cloud.

Receiving

The Loading Dock and Receiving areas at MCF-Oak Park Heights are located just outside the secure double perimeter fence of the institution. The secure perimeter fence is in fact, directly adjacent to the Loading Dock paved service area. A Truck Gate sallyport through the perimeter fence is nearby and a single layer nuisance fence has been erected to help divide these areas. The result is a very confined area for truck maneuvering. The dimension of the paved truck area in front of the loading dock is approximately 125 feet long and is considered by MCF-Oak Park Heights staff to be the bare minimum for required vehicle maneuvering.

The Loading Dock consists of one on-grade overhead door, and two standard overhead doors at a depressed dock area for semi-trailer traffic. A man-door with an intercom allows access into the building.

The Receiving area has a small Staff Office, Toilet Room, Janitor's Closet, space for staging of moving equipment, and a separate Trash Room. Due to the multi-story nature of the building structure, the main access to the rest of the facility is a large freight elevator located directly adjacent to the Receiving Area. With the introduction of x-ray screening equipment to the facility, the receiving area was expanded into a large adjacent room.

MCF-Oak Park Heights has two sets of x-ray screening equipment. An older, small x-ray unit is used for small items and mail, but this often requires breaking down large pallets of goods which

tends to slow for screening all deliveries. To improve efficiency, MCF-Oak Park Heights installed a large x-ray unit that was big enough to handle entire pallets of goods right off the truck. This, combined with a lengthy conveyor system attached to the x-ray machine that is capable of handling 17 pallets at a time, has greatly improved the speed and efficiency of screening all large deliveries.

4.2.3 MCF-Faribault

MCF-Faribault is located on an urban site and was converted from a State Hospital to a correctional facility beginning in the late 1980's and has undergone several transformations since. The largest of these was a three phase project beginning in 2004 with the addition of three new Housing Units, a new Food Service Building, and remodeled Health Services Unit, an expansion of the existing Power Plant, and various other program building remodeling, building demolitions, and major revisions to the mechanical and electrical infrastructure. The second phase, beginning in 2006, included a fourth Housing Unit, the renovation of an existing building to accommodate elder care, and additional program building upgrades. The third phase, completed in the fall of 2011 included construction of a new Intake and Receiving Building which included offender Intake, a Loading Dock, Warehouse, Canteen and Property, Security Offices, and a Record Department.

MCF-Faribault houses over 2,200 offenders and is classified as Level 3 Medium Security Facility. The campus consists of multiple, disconnected buildings of various vintages accessed via outdoor walkways. Nearly all multi-story buildings have been removed by the recent projects.

The MCF-Oak Park Heights Loading Dock and Receiving areas, and the MCF-Rush City Loading Dock and Receiving Area, Warehouse, Canteen and Property, and Intake Unit served as the primary precedents for the MCF-Faribault Intake and Receiving Building. As a result, the MCF-Faribault Intake and Receiving Building was able to incorporate most of the desirable components of those facilities within the limits of site constraints, and serves as an excellent precedent for the MCF-St. Cloud Intake and Health Services Expansion.

The primary goals of the MCF-Faribault Intake and Receiving Building was to consolidate the movement of both offenders and goods to the secure perimeter of the facility to significantly restrict the movement of vehicles through the secure perimeter to improve the safety and security of the facility, restrict the introduction of contraband, and realize significant operational efficiency.

Intake

A secure Vehicle Sallyport (VSP), large enough to accommodate the DOC transport bus and multiple sedans and/or transport vans simultaneously through the use of two large, one-way vehicle bays, is located outside the perimeter security fence of the facility and immediately adjacent to the Intake Unit. The VSP is located immediately adjacent to the Loading Dock and shares the access drive with shipping and receiving. Due to this proximity and other site constraints, the VSP only accommodates one-way, drive-in/back-out traffic, but adequate maneuvering space has been provided to address functional issues.

The Intake Unit itself is accessed through a secure sallyport utilizing dual interlocked sliding doors that penetrates the secure perimeter of the building. The sallyport also provides access to a pedestrian corridor to the exterior of the building that can accommodate drive-up traffic that does not utilize the VSP for offender drop-off and pick-up. This corridor is also used for offender release.

Outgoing offender property is inspected in an Inventory area in the Canteen/Property Unit, palletized, and transported to the Loading Dock in preparation for transfer to the transport vehicle in advance of vehicle arrival. Upon transport vehicle arrival, incoming offender property is removed from the transport vehicle in the VSP and placed on pallets for transfer through the Loading Dock to the property Inventory area in the Canteen/Property Unit for inspection and transfer to the Housing Unit. Incoming property is typically removed from the transport vehicle and outgoing property loaded prior to transfer of offenders to and from the vehicle to avoid contraband issues. An Intake Storage room is included in the Intake Unit that can accommodate smaller quantities of incoming and outgoing offender property for small scale transfers.

The offender processing area in the Intake Unit is designed to accommodate two-way traffic. This design allows offenders being transported out of the facility to be held in one group of Holding Cells while offenders being transferred in to the facility are moved into a separate set of Holding Cells. The two groups of Holding Cells are separated physically and visually by Intake Processing areas to prevent the passage of contraband and to address potential offender incompatibilities. The design also improves the function of the Intake Unit by allowing efficient movement of offenders and their property to and from transport vehicles by allowing outgoing processing to occur before vehicles arrive and incoming processing to occur after vehicles leave, and providing ample space for processing offenders from "dirty" (unprocessed) Holding Cells to "clean" (processed) Holding Cells. Offenders are then moved into the facility in groups from the "clean" Holding Cells.

Each group of Holding Cells includes multiple Group and Individual Holding Cells to accommodate both a large volume of offenders and to offer flexibility to address incompatibilities. All Holding Cells are equipped with toilets and sinks.

The processing area includes a Staff Security Workstation; an Interview Room for initial social, mental health, and medical evaluations; Search Rooms; a Shower; Storage rooms for both general supplies and offender property; a Transport Office; and an OCO Office. The processing area also includes a direct connection to the Records Department via a secure transaction window and package pass.

As an Intake Unit designed to accommodate a large volume of offender traffic and taking advantage of lessons learned during the design and operation of Minnesota's two newest correctional facilities, MCF-Faribault Intake Unit serves and an excellent model for the Intake Unit at MCF-St. Cloud.

Loading Dock/Receiving

The Loading Dock is designed to accommodate virtually all outside deliveries of goods and services to MCF-Faribault, including Food Service deliveries and Canteen and State Property deliveries. The goal of the Loading Dock is to eliminate as much vehicle traffic allowed into the secure perimeter of the facility as possible.

The Loading Dock includes one on-grade overhead door, and two standard overhead doors at a depressed dock area for semi-trailer traffic with dock levelers, dock seals, and vehicle restraints. A man-door with an intercom allows access into the building. A Receiving Office with visibility to both the Receiving area and the access drive is located immediately inside adjacent to the man door, and a Staff Toilet and Janitor Closet are provided for service of the area. A large caged area is provided for Temporary Secure Storage.

The Receiving areas is sized to allow ample space for temporary storage of product awaiting

transport out of the facility as well as area for temporary storage of offloaded goods and services. The space available allows rapid processing of delivery vehicles to and from the facility.

One large pallet-size tunnel x-ray unit and associated conveyor system, and one smaller tunnel package x-ray unit are provided to inspect both palletized and non-palletized goods safely and efficiently. The pallet x-ray conveyor is sized to hold up to 16 pallets.

The Loading Dock includes a direct, secure, double door connection to the Vehicle Sallyport for efficient transport of offender property from transport vehicles to the Canteen/Property area.

The connection from the Loading Dock to the facility through the secure perimeter of the building is through a three-door interlocked dual secure sallyport. The three door arrangement allows the option of moving inspected goods into the facility using offender labor by placing materials into the inner sallyport thereby maintaining two locked and controlled doors to the outside at all times.

Warehouse
A large Warehouse storage room is located immediately adjacent to the Receiving Sallyport. In addition to a large, high bay storage area with racks to accommodate general storage of pallets and individual items, the Warehouse includes two Staff Office spaces, a Secure Storage room, a Janitor Closet, and Mechanical and Electrical Rooms. The Warehouse also includes a secure Warehouse Garage for loading, unloading, and storing the facility internal delivery vehicle.

The location of the Intake and Receiving Building was based largely on providing a direct, interior connection from the Loading Dock/Receiving area to Food Service to facilitate efficient delivery of food items. The secure corridor between the Loading Dock/Receiving area and Food Service incorporates a secure sallyport with remotely operated sliding doors at each end to facilitate transport of food service items by offenders.

Canteen/Property
The Canteen/Property area includes delivery, inspection, storage, and distribution areas for canteen goods delivered by Minncor as part of the MCF-Oak Park Heights industry program, State issued property, and offender property. Located adjacent to the Loading Dock/Receiving area goods are brought into the unit through a secure sliding door across from Receiving. An Inventory bay provides area for temporary storage and inspection of offender personal property used for property entering and leaving the facility. An exterior door adjacent to Inventory accommodates transport of inspected property to the Housing Units.

The Property Storage area provides shelving to store offender property. Property stored includes non-conforming property that must be shipped out or discarded, and personal property stored temporarily due to restricted status such as segregation. A Temporary Segregation Storage room is included to receive and inspect personal property for offenders being transferred from general population to segregation housing.

A secure State Issue Storage area is provided for maintaining a stock of State-issued property, such as bedding, clothing, jackets, shoes, etc. Property from the State Issue Storage area is distributed to offenders at the adjacent Offender Pick-up area

A Canteen Storage and Distribution area is provided for receiving multiple pallets of canteen orders from Minncor, breaking down the pallets into individual orders, storing individual orders on a series

of open wire shelving units, and distribution of orders to offenders through a series of seven distribution windows with openings approximately 3'-0" wide x 1'-6" high to accommodate distribution of large canteen bags and larger approved personal items. This window size does not accommodate security between the Canteen Distribution and Offender Pick-up area. Security is defined at the outside of the building.

An Offender Pick-up area is accessed directly from the exterior of the building from along the main offender sidewalk system. The pick-up area has weather vestibules at opposite ends to support a flow-thru traffic pattern for efficiency. Offenders enter the pick-up area, check-in at a single registration window, and are assigned to wait in line at one of the seven distribution windows. Order verification is performed at the distribution window as the order is received, but space is also provided in the pick-up area for offender inspection and for token machines.

The Canteen and Property Unit is staffed by both correctional staff and offenders, and includes a Supervisor's Office, a Property Office, a Canteen Office, a Files/Packages inspection and storage area, an Offender Toilet, and a Janitor Closet.

Central Staff Toilet Rooms located in a non-offender area is provided to serve all staff areas of the Intake and Receiving Building.

Health Services

The MCF-Faribault Health Services Unit was constructed in remodeled existing space as part of the 2006 Phase 1 expansion project. Fit into an existing "L" shaped campus building, the Health Services Unit provides a centralized location for Medical, Dental, Pill Distribution, and Emergency Medical services, as well as Offender Records and staff support spaces. Mental Health services are provided in a separate building on campus.

While the "L" shaped layout of the building presented a challenge in terms of arriving at an efficient layout, the design was able to incorporate the essential key components of an efficient design that supports key safety and security concepts. In addition, the space available within the existing building for the key components of Medical, Dental, and Pill Distribution were adequate to support the large offender population at MCF-Faribault, although more medical exam space would have been developed had space been available.

A large, open Waiting Room is accessed directly from the weather vestibule entrance to the building. The Waiting Room is centrally located within the plan provides separate areas for General Waiting and Pill Waiting within a single contiguous space. The Waiting Room effectively separates the medical and dental functions located on either end, and affords easy and efficient access to the Pill Distribution area which is immediately adjacent. The weather vestibule is designed to be two-sided to create a one-way traffic flow with the entrance flow directly in to the General Waiting Room and exit flow from the Pill Waiting side.

A Central Security Control Bubble is strategically located to provide direct visual monitoring of the Waiting Room, Pill Distribution windows, the entrance to Dental, a long hallway that accesses the Medical area, and the entry to staff areas. A direct visual connection to the Medical Nurse's Station performs an important security function. In addition to visually monitoring offender activities, the Security Control Bubble provides access control to critical doors in the area.

The Dental Clinic includes four operatories that are located within a single open space for visual observation and an enclosed Workroom, Office, and Records Room. The open design offers functional efficiency along with direct visual security from all areas of the clinic
Pill Distribution utilizes five secure windows between the Pill Distribution Waiting room and Pill Dispensing area, including one screened accessible window for distribution of diabetic meds. Offenders line up behind alphabetically assigned windows and exit the building immediately after receiving their medications. Each window has access to drinking water and drinking cups.

Pill Dispensing is a secure area staffed by Nurses assigned to distribute medications to offenders. Medications are loaded into mobile carts in alphabetical order. The carts placed adjacent to each secure pill distribution window for efficiency of distribution. Medications are logged in by Nursing staff and distributed to offenders. Medications that are to be taken immediately require visual confirmation that they have been taken before and offender is released. Other medications may be distributed to offenders to be taken back to their Housing Units for self distribution as prescribed. These KOP (Keep on Person) medications also logged and distributed through Pill Dispensing.

A secure Med Preparation area is provided adjacent to and contiguous to Pill Dispensing and functions to receive, store, and prepare medications for distribution. The Med Preparation area is visually separated from Pill Distribution to prevent visual observation by offenders.

The Medical Clinic includes five Exam Rooms, a Procedure Room, and Emergency Room, an X-Ray/Physical Therapy Room, a Consult/Eye Exam Room, and an Observation Room located around and visually accessible from an enclosed, secure Nurse's Station. A portion of the hallway from the Waiting Room to the Medical Clinic has been designated as a Sub-Waiting area to provide operational efficiency due to the long distance between Waiting and the Clinic. The Emergency Room can be accessed directly from the outside via a weather vestibule to allow ambulance access in the event that an offender must be treated at a hospital. The location allows transport of the offender without passing through the Clinic and Waiting Room.

The Lab, a small Blood Draw area, and associated Offender Toilet is located along the clinic corridor close to the Waiting Room to allow blood draw and lab functions to occur without requiring access to the clinic. The areas is immediately adjacent to and visible from the Control Bubble. This arrangement allows common lab diagnostic procedures to occur in an area private from the waiting room yet away from the clinic to improve efficiency and reduce offender traffic in the Clinic.

Staff only areas, including Instrument Cleaning, Soiled Linen/Housekeeping, Clean Supply, Dictation, and a Staff Toilet are located in a secure area behind the Nurse's Station and visually separated from offender service areas. Additional staff areas, including Records, Lockers, a Conference/Break Room, a Kitchenette, Offices, and additional Toilets are located in a secure area somewhat remote from the Nurse's Station. This remote location is primarily due to space constraints within the existing building floor plan.

While the existing building configuration at the MCF-Faribault Health Service Unit is by no means ideal for clinic design, the design was able to accommodate key functional arrangements and separation of spaces to provide a safe, secure, and efficient Health Services Unit able to serve a very large offender population.

4.3 TECHNOLOGY PROGRAM

Minnesota statutes require State agencies to prepare Information Technology and Telecommuting plans when proposing capital investments in office space and the Minnesota Office of Enterprise Technology (OET) is required to review and approve these plans.

OET has reviewed the Predesign Report and determined that the requirement for telecommuting plans is not applicable for the users and occupants of MCF-St. Cloud.

Information Technology will primarily consist of data and communications. The project will be required to follow OET's "Building Infrastructure Guidelines for State-Owned Buildings" which is incorporated into the State's "Design Guidelines."

See the following page for a letter from the State of Minnesota Office of Enterprise Technology regarding requirements for Information Technology and Telecommuting Plans.

THE OFFICE OF
ENTERPRISE**TECHNOLOGY**
STATE OF MINNESOTA

December 22, 2011

Mark Ludgatis

BWBR Architects, Inc
380 St. Peter Street, Suite 600
St Paul, MN 55102

Dear Mark,

RE: Information Technology & Telecommuting Plans

MCF St. Cloud Intake and Health Services Expansion

Minnesota statutes require state agencies to prepare information technology and telecommuting plans when proposing capital investments in office space. Office space requests include a new building (new construction or acquisition of an existing building), renovation/remodeling and/or relocation. The Minnesota Office of Enterprise Technology (OET) is required to review and approve these plans.

This project provides for Remodelling of the MCF St. Cloud Intake and Health Services Expansion.

I have reviewed the pre-design materials for this project and find your Technology Plans are appropriate for this project. We approve your plans, but please allow budget for low voltage cabling in these new areas.

I did not see a Telecommuting Plan for this project, but DOC has an existing plan for their operations, so we will waive the requirement.

If you have any questions concerning this memorandum, or the requirements for these plans, please contact me.

Sincerely.

Mark Stein

Account Manager

Office of Enterprise Technology

651-201-1055

4.4 SUSTAINABILITY, ENERGY CONSERVATION, and CARBON EMISSIONS

4.4.1 Sustainability and High Performance Goals

Minnesota Statute § 16B.325 requires that the State's Sustainable Building Guidelines be applied. Following is a summary of sustainable design and construction goals in accordance with the *"The State of Minnesota Sustainable Building Guidelines"*

- Exceed the state energy code by at least 30 percent
- Focus on achieving the lowest possible lifetime costs
- Encourage continual energy conservation improvements
- Include air quality and lighting standards
- Create and maintain a healthy environment
- Facilitate productivity improvements
- Specify ways to reduce material costs
- Consider the long-term operating costs of the building including the use of renewable energy sources and distributed electric energy generation that uses a renewable source or natural gas or a fuel that is as clean as or cleaner than natural gas

4.4.2 Summary Table of Goals and Strategies

Minnesota Statutes require a project submittal report for the Predesign Phase per the B3-MSBG. The report is currently being tracked via the B3-MSBG Tracking Tool under the project titled "MCF-St. Cloud Intake and Health Services Expansion Predesign." A "printable" table of the goals and strategies is not available within the current version of the B3-MSBG (Version 2.1) as was the case with previous Version 2.0. A summary of the Goals and Strategies established for the project can be viewed at www.MSBGtracking.com.

4.4.3 Alternative Energy Sources

As required by State statute, alternative energy systems must be considered for a new building or for a renovation of 50% percent of an existing building or its energy systems. This requirement does not apply to the MCF-St. Cloud Intake and Health Services Expansion, as renovation will not include more than 50% of the existing facility or its energy systems.

The project represents a 36,000 SF addition to a 595,000 SF facility, or a 6% increase in area. Existing energy systems will be expanded to serve the additional area, and equipment upgrades will be included, but the scope of work does not justify consideration of alternative energy sources.

4.4.4 Geothermal and Solar Energy Systems

MCF-St. Cloud facility is a multiple building campus with an existing central heating plant located outside of the secure perimeter. The scope of the expansion project includes the addition of a Chiller Plant and cooling towers adjacent to the existing Steam Boiler plant to address the need for climate control in both new and remodeled existing buildings.

The opportunity to incorporate a geothermal energy system was considered briefly, but the practicality of a complete redesign of the existing building energy system to serve the entire campus, along with the limited possibilities for locations for a very large well field and the presence of granite close to the surface over most of this site rendered this option infeasible. Further, the inefficiencies of developing a stand-alone system to accommodate the new work together with security concerns

associated with developing a well field in or near the secure perimeter made consideration of even a limited system infeasible.

The ability to incorporate a solar thermal energy system capable of providing 2% of the proposed energy consumption of the new building may provide the greatest opportunity to incorporate alternative energy source in the project. A solar energy system would most likely utilize solar panels mounted on the roof of the new building, providing that security concerns, specifically offender vandalism and obstructions to proper roof observation, and maintenance concerns could be addressed.

One of the solar energy options is solar heating of domestic water. A cost- efficient type of product uses high intensity vacuum tube type solar collectors and a water/antifreeze fluid which runs through tubes in the collectors. The heat from this fluid is used to heat domestic water using a heat exchanger. This building is part of a campus which presently receives domestic hot water from the central heating plant building. During times of less sunlight, when the solar collectors are insufficient, the central plant heat or other heater will boost the temperature to the desired level for delivery to plumbing fixtures.

A preliminary estimate of the amount of annual energy consumption by Intake/Health Services after the project is complete is 7,000 million BTUs. A minimum of 2% of the annual energy consumption is required to be produced by alternative resources. Solar collectors could be added to generate sufficient heat to replace central plant energy equivalent to 2% of this figure, or 140 million BTUs per year. This would require 9 collector panels, and additionally a heat exchanger, pump, piping, controls and wiring, for a cost of about $125,000. The heat generated would replace natural gas at the boiler plant but would require some additional pump electricity. The calculated energy savings is approximately $1,400 per year. Therefore, the payback period is 89 years.

The other solar energy option is photovoltaic electric production. This method uses photovoltaic cells in an array to produce electricity in DC form which is then converted to AC and fed into the building electrical system. It was determined that 2% of the annual energy consumption would be a 10 KW array. Using PV watts v2 a 10 KW PV array would produce 12,817 kwh of energy per year which results in savings of $ 1,012 based on $ .079 per kwh. Installation cost of this system is anticipated to be over $ 50,000 resulting in a payback of 49 years.

Wind energy systems were considered briefly but excluded from consideration due to geographic location of the project and security concerns.

Any addition of an alternative energy system should be integrated and be coordinated with emergency power systems required by life safety and security. A further analysis of the cost benefits of a solar energy system would need to be studied as the building is further clarified in the design process.

4.4.5 Waste Management and Recycling

Minnesota State statutes require that project specifications include requirements for the contractor to provide and submit a "Waste Management and Recycling Program Plan." The intent is to minimize use of resources and negative environmental impacts through careful reduction and management of wastes generated during the construction process and building occupancy.

Project specifications must detail requirements or a Waste Management and Recycling Plan. The specifications require that plans must be submitted for both demolition and construction phases, and include a requirement for tracking and logging ongoing waste management efforts. Detailed logs are required to be submitted monthly at construction meetings.

Results of the Waste Management and Recycling Plan are recorded in the B3-MSBG reporting tool.

4.4.6 Energy Consumption

The estimated yearly energy consumption and associated costs for new construction would be approximately $60,000. This estimate is based on approximately 40,000 sq. ft. of new construction and an operating cost of $1.50 per sq. ft.

4.4.7 Design Team Requirements

The selection of the future design team for this project will, in part, include selection criteria that the design team be able to provide an integrated design to achieve the SB2030 energy efficiency goals; see http://www.mn2030.umn.edu

4.5 OPERATIONS and MAINTENANCE REQUIREMENTS

The Plant Operations Department at MCF-SCL currently employs 23 full-time staff and 1 part-time staff. The department is responsible for maintaining approximately 488 acres of grounds, including 56 acres inside the secure perimeter wall, and approximately 595,000 SF of building area, encompassing 40 buildings overall. All campus buildings and equipment are entered into the facility's ARCHIBUS maintenance work order system to monitor and control Preventive Maintenance Schedules. Operations and maintenance activities include, but are not limited to:

- Grounds maintenance
- General building maintenance and cleaning
- Boiler/heating system operation and maintenance
- HVAC system maintenance and repair
- Plumbing system maintenance and repair
- Electrical system maintenance and repair
- Electronic security systems maintenance and repair
- Lock maintenance and repair
- Painting
- Carpentry
- Procurement and coordination of outside vendor services

The Plant Operations Department currently operates out of seven primary existing building on campus, the Plant Operations Building, Inside Lawn Shop, old Mason Shop, old License Plant basement, Outside Lawn Shop, Plumbing Shop, and the Power Plant, as well as utilizing vacant space available in various other campus buildings. Space currently utilized by the department is adequate and additional space is available if needed.

The MCF-St. Cloud Intake and Health Services Expansion project includes the addition of a Central Chiller Plant adjacent to the existing Steam Boiler Plant outside of the secure perimeter to provide chilled water throughout the campus serving HVAC units that will provide climate control to new and remodeled spaces. Replacement of the existing 1960's vintage central steam boilers and controls with new high efficiency steam boilers and associated electrical service are also included. Replacement of the steam boilers and controls are expected to decrease maintenance requirements associated with operating 50-year-old boilers. That, along with efficiencies with providing central chilled water versus multiple climate control units, are expected to offset the maintenance requirements associated with operation of the new chiller plant, resulting in no net change in maintenance personnel required to operate and maintain the equipment. Replacement of the existing boilers with new, high efficiency boilers, and efficiencies associated with providing central chilled water to air handling units (versus local direct expansion cooling) are expected to result in long-term energy savings.

The project includes approximately 36,000 square feet of new floor area. Energy costs associated with the new additional area included in the project are projected at approximately $1.50 per square foot, resulting in an increase in annual operating costs of approximately $60,000. In addition, it is projected that a 0.5 FTE maintenance worker will be added to provide general cleaning and maintenance of the new space at an annual cost of approximately $50,000. Additional information on State Operating Costs in included in Section 6 of this Report.

4.6 STATUTE REQUIREMENTS

4.6.1 Applicability of Statutes for Projects Receiving State Funding

STATUTE	Required by FUNDING RECIPIENT		
	State Agency	Higher Ed	Political Subdivisions
1. §16B.241 Coordinated Facility Planning	YES (required by statute)	NO (not required by statute)	NO (not required by statute)
2. §16B.32, Subd 1 Alternative Energy Sources	YES	NO	NO
3. §16B.32, Subd 1a Renewable Energy Sources -2% of energy use Solar or Wind	YES	NO	NO
4. §16B.32, Subd 2 Energy Conservation Goals (may participate in Program – not mandatory)	YES	YES	NO
5. §16B.325 Apply Sustainable Guidelines (B3) when project is new building, addition, renovation greater than 10,000 sf, or adds/replaces a standalone mech. system.	YES	YES	YES
6. §16B.326 Written plan w/predesign to consider providing Geothermal & Solar Energy Heating & Cooling Systems on new or replacement HVAC systems	YES	YES	YES
7. §16B.33 State Designer Selection Board	YES	YES	NO
8. §16B.335, Subd 1 Notification to House & Senate Committees	YES	YES	YES
9. §16B.335, Subd 3 Predesign Submittal See Statute for exempted projects	YES	YES	YES
10. §16B.335, Subd 4 Energy Conservation Standards (Minnesota Energy Code MN Rule 7676 http://www.doli.state.mn.us/bc_energy.html)	YES	YES	YES
11. §16B.335, Subd 5 & 6 Information Tech. Review by OET	YES	NO	NO
12. §16B.335, Subd. 3c Consider the use of MINNCOR products www.minncor.com	YES	YES	YES
13. §16B.35 % for Art When considered in original legislative request; & when constn is $500K or greater	YES	YES	YES
14. §216B.241 Subd 9 Sustainable Building 2030 - Energy Conservation Goals www.mn2030.umn.edu	YES	YES	YES

REFERENCE: Link to State Statutes: https://www.revisor.state.mn.us/pubs

4.6.2 Statutory Requirements, Standards, and Codes

- **Minnesota Statutes**
  241.01, Subd. 3a. Powers and Duties
  Gives the Commissioner of Corrections the power and duty to accept persons committed to the Commissioner by the courts of this State for care, custody, and rehabilitation.

- **ACA Standards**
  Selected standards from the American Correctional Association "Standards for Adult Correctional Institutions – 4th Edition" and the "2008 Standards Supplement"

  4-4123 (Ref. 3-4120) The institution confirms with applicable federal, state, and/or local building codes. (Renovation, Addition, New Construction Only)

  4-4163 (Ref. 3-4156) Space is provided in the institution to store and issue clothing, bedding, cleaning supplies, and other items required for daily operations.

  4-4164 (Ref. 3-4157) Space is provided for storing the personal property of inmates safely and securely.

  4-4166 (Ref. 3-4159) Space is provided for and inmate commissary or canteen, or provisions are made for a commissary service.

  4-4168 (Ref. 3-4161) Staff needs are met through providing adequate spaces in locations that are convenient for use.

  4-4171 (Ref. 3-4164) The institution's perimeter is controlled by appropriate means to provide that inmates remain within the perimeter and to prevent access by the general public without proper authorization.

  4-4172 (Ref. 3-4165) Pedestrians and vehicles enter and leave at designated points in the perimeter. Safety vestibules and sally ports constitute the only breaches in the perimeter of maximum security institutions.

- **Applicable Codes**
  - *International Building Code (IBC)*
  - *International Fire Code (IFC)*
  - *Minnesota State Building Code*
  - *Minnesota Accessibility Code – Chapter 1341*
  - *Minnesota State Plumbing Code*
  - *Minnesota Mechanical Code*
  - *Minnesota Electrical Code*
  - *St. Cloud Zoning Ordinance*

4.7 SPECIALTY REQUIREMENTS

4.7.1 Guidelines

The MCF-St. Cloud Intake and Health Services Expansion project is to consider, follow, and be as consistent as possible with the following State standards documents:

- Designer Procedure Manual
- Design Guidelines
- Space Guidelines
- Telecommunications Infrastructure Guidelines for State Owned Buildings
- Building Air Quality–A Guide for Building Owners, Facility Managers and Agency Contacts
- The State of Minnesota Sustainable Building Guidelines

These documents are available through the State of Minnesota Department of Administration website.

4.7.2 Standards

The project will be designed, to the extent possible to be consistent with the American Correctional Association (ACA) Standards for Adult Correctional Institutions, 4th Edition, and the 2008 Standards Supplement, which establish standards for Administration and Management, Physical Plant, Institutional Operations, Institutional Services, and Inmate Programs

4.7.3 MINNCOR

The MCF-St. Cloud Intake and Health Services Expansion will use products from MINNCOR, produced as part of Minnesota Department of Corrections prison industries program. The Contractor will be required to utilize MINNCOR as an assigned subcontractor and to purchase all casework and selected detention furnishings from MINNCOR. Casework products are fabricated at MCF-Faribault and detention equipment are fabricated at MCF-Stillwater. Products will be delivered to MCF-St. Cloud by MINNCOR and installed by the project contractor.

4.7.4 Xcel Energy Design Assistance

MCF-St. Cloud is and Xcel Energy customer and, as such, may be eligible to participate in Xcel Energy's Design Assistance program for new construction buildings between 15,000 and 50,000 square feet. The program utilizes Xcel Energy's consultant, the Weidt Group, to work with the design team to model different combinations of building energy strategies to arrive at a 'best practice' solution for the building, taking into account first costs and pay-back period. Xcel Energy provides this service free of charge to the State and also provides rebate incentives based on the energy savings produced by the selected "bundle" of energy strategies. Through this program, MCF-St. Cloud maybe eligible for cash rebates based on the free evaluation and analysis of the energy savings strategies designed into the building.

4.8 PROJECT PROCUREMENT and DELIVERY

Project costs and the project schedule were based on a design-bid-build procurement method. Within this basic framework, it is recommended that the State consider utilizing a Best Value bid process for contractor selection. Best Value evaluates bidder's proposals on both a qualifications and cost basis to arrive at the Best Value bid. A predetermined set of qualifications based criteria and a predetermined formula for bid cost evaluation are issued to prospective bidders through a Request for Proposals. Qualifications submitted by interested bidders are reviewed first, and points assigned based on the predetermined criteria. After the qualifications have been reviewed, the bids are opened and points are assigned to each of the bids based on the predetermined formula. The qualification points and bid cost points are combined to arrive at the Best Value bid.

The use of a Best Value selection process is recommended for the MCF-St. Cloud Intake and Health Services Expansion project due to the size and complexity of the project and the additional complexity of working within an operational correctional facility which must remain fully operational throughout the construction period. It is in the best interest of the State to consider the unique qualifications.

If, during the design process, it is determined that it would be in the best interest of the State to employ a "fast-track" construction delivery method, whereby portions of the building were bid early to allow more time for detailed design yet begin construction in favorable weather conditions, a CM-at-Risk delivery method could be considered. CM-at-Risk involves competitive pre-selection of a Construction Manager before completion of design based on a predetermined set of criteria. The Construction Manager can assist the design team with evaluating construction costs and constructability issues during design, and can competitively bid portions of the project prior to completion of design so that construction can begin early. The Construction Manager holds individual subcontracts for the work and acts much as a General Contractor to ensure continuity and coordination of the work.

5. SITE SELECTION and ANALYSIS

5.1 CRITERIA for LOCATING STATE OFFICES and AGENCIES

The MCF-St. Cloud Intake and Health Services Expansion involves expansion of existing functions on the existing MCF-St. Cloud campus. Specifically, functions to be expanded must be located within, or in the case of the Intake Vehicle Sallyport and Loading Dock, immediately adjacent to the existing secure perimeter of the facility.

Various locations for the components included in this Predesign within the existing secure perimeter were considered in the preliminary Study and the Predesign in order to determine the appropriate locations on campus. These options ranged from re-use of remodeled existing spaces, construction of completely new spaces, and a combination of new construction and remodeling of existing spaces.

Issues and conclusions associated with site selection are included in Sections 2 and 3 of this Predesign Report.

6. FINANCIAL INFORMATION

The proposed Project Cost Plan for the Intake and Health Services components and associated work has been prepared by BWBR Architects working in conjunction with CPMI, and with RFC Engineering for civil work and Ericksen, Ellison and Associates for mechanical, electrical and security electronics work, along with additional information provided by MCF-SCL.

6.1 CAPITAL EXPENDITURES

In accordance with the scope of this Predesign, the preliminary space allocation program, concept design, and preliminary project schedule information were used to develop a construction cost estimate for the addition and remodeling work based on knowledge of the facility and experience in the construction industry. Judgments and assumptions were made through conversations and concept narratives of the work required in the concept design. Budgets for contingencies, design fees, and other project "soft costs" were estimated based on past project experience. An inflation multiplier and the resulting inflation cost have been added to the budget based on the proposed schedule and a predicted midpoint of construction.

Project costs were based on the use of a standard design/bid/build project delivery method using the State's Best Value bid process which considers both qualifications and cost to determine the lowest responsible bidder. Other special issues, such as additional cost associated with working inside the secure perimeter of an operating correctional facility and costs associated with specialized detention grade equipment were also factored into the cost plan.

Project construction cost information is presented in the Project Cost Form (Appendix 6a) and Construction Cost Form (Appendix 6b) on the following pages.

6.2 ONGOING OPERATING EXPENDITURES

The space allocation program and concept design, along with discussions with MCF-SCL operational and security staff, were used to develop an estimate of the impact on State operating costs. Estimates considered both additional staff required to operate and maintain the new and remodeled spaces and increased facility operating costs associated with the added area and upgrades to services in existing remodeled spaces.

Staff increases due to the proposed Intake and Health Services expansion are anticipated to be modest, including 2.0 FTE Corrections Officers to staff a new Security Control Station seven days per week, 1.0 FTE Central Services Administrative Specialist to staff the Loading Dock located outside the secure perimeter, and 0.50 FTE General Maintenance Worker or provide custodial care for the increased area. The cost of the additional 3.5 FTE's is estimated to be $205,000 annually.

The area added to the facility will result in an increase in utility and maintenance costs. While some of these costs will be offset through improved efficiencies of new equipment in both the new and remodeled areas, building operating expenses are expected to increase by $60,000 annually.

Additional operating expensed are projected to be funded by an increase in the agency's annual operating expense allocation.

Ongoing operating cost information is presented in the State Operating Cost Form (Appendix 6C) on the following pages.

6.3 LIFE CYCLE and COSTS

The expansion and renovation of MCF-SCL to accommodate Intake, Health Services, and associated functions is considered to have a life expectancy exceeding 60 years. Materials and systems considered in the cost plan were selected to maintain the high level of security required for a correctional facility as well as durability and low ongoing long-term maintenance costs. Other considerations focused on materials and systems that could be erected and installed efficiently to mitigate disruptions to facility operation, and appropriate up-front costs.

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PROJECT COST FORM — Cost

MCF - St. Cloud Intake and Health Services Expansion — ($ in Thousands)

TOTAL PROJECT COSTS All Years and All Funding Sources	Project Costs All Prior Years	Project Costs FY 2012-13	Project Costs FY 2014-15	Project Costs FY 2015-16	Project Costs All Years	Project Start (Month/Year)	Project Finish (Month/Year)
1 Property Acquisition							
Land, Land Easements, Options	0	0	0	0	0		
Land and Buildings	0	0	0	0	0		
Other Costs	0	0	0	0	0		
SUBTOTAL	$0	$0	$0	$0	$0		
2 Predesign Fees SUBTOTAL	$0	$0	$0	$0	$0		
3 Design Fees							
Schematic	0	333	0	0	333	07/2012	09/2012
Design Development	0	444	0	0	444	10/2012	01/2013
Construction Documents	0	888	0	0	888	02/2013	06/2013
Construction Administration	0	555	0	0	555	09/2013	12/2015
Other Costs	0	404	0	0	404		
SUBTOTAL	$0	$2,624	$0	$0	$2,624		
4 Project Management							
State Staff Project Management	0	0	0	0	0		
Non-State Project Management	0	0	0	0	0		
Other Costs	0	202	0	0	202		
SUBTOTAL	$0	$202	$0	$0	$202		
5 Construction Costs							
Site & Building Preparation	0	0	0	0	0		
Demolition/Decommissioning	0	0	0	0	0		
Construction	0	19,770	0	0	19,770	09/2013	12/2015
Infrastructure/Roads/Utilities	0	410	0	0	410		
Hazardous Material Abatement	0	303	0	0	303		
Construction Contingency	0	1,009			1,009		
Other Costs	0	505	0	0	505		
SUBTOTAL	$0	$21,997	$0	$0	$21,997		
6 Art SUBTOTAL	$0	$0	$0	$0	$0		
7 Occupancy							
Furniture, Fixtures and Equipment	0	1,413	0	0	1,413		
Telecommunications (voice & data)	0	101	0	0	101		
Security Equipment	0	in construction	0	0	0		
Commissioning	0	101	0	0	101		
Other Costs (i.e. relocation)	0	0	0	0	0		
SUBTOTAL	$0	$1,615	$0	$0	$1,615		
SUBTOTAL OF SECTIONS 1 THRU 8	$0	$26,438	$0	$0	$26,438		
8 Inflation							
Midpoint of Construction		10/2014				Midpoint Date	10/2014
Inflation Multiplier 13.05%		0.1305					
Inflation Cost **SUBTOTAL**	$0	$3,450	$0	$0	$3,450		
9 Other SUBTOTAL	$0	$0	$0	$0	$0		
GRAND TOTAL		$29,888	$0	$0	$29,888		

Capital Budget Request

CONSTRUCTION COST FORM Cost

MCF - St. Cloud Intake and Health Services Expansion ($ in Thousands)

CONSTRUCTION TYPE OF SPACE	EXISTING	NEW CONSTRUCTION			REMODELED			RENEWAL (Asset Preservation)			TOTAL COST (in $000)
List Major Type of Space (Office, Lab, Ramp, etc.)	Gross Sq. Feet	Gross Sq. Feet	Cost (in $000)	Cost Per Sq. Foot (in $)	Gross Sq. Feet	Cost (in $000)	Cost Per Sq. Foot (in $)	Gross Sq. Feet	Cost (in $000)	Cost Per Sq. Foot (in $)	
Intake		3,600	1,065	295.83	5,800	1,196	206.21				2,261
Health Services		16,600	5,613	338.13							5,613
Loading Dock/Warehouse		9,500	2,332	245.47	3,200	430	134.38				2,762
Canteen/Property	Varies				6,300	1,355	215.08				1,355
Laundry					3,000	403	134.33				403
Main Corridor	0	1,500	342	228.00	1,500	184	122.67				526
Security Station	0				200	56	280.00				56
Dry Goods Storage	0				3,000	526	175.33				526
Chiller Building	0	5,000	380	76.00							380
											0
Sitework						408					408
											0
Steam Boiler Plant						1,666					1,666
Chilled Water Plant			1,802								1,802
Electrical Panels and Feeders						82					82
Electronic Security Systems						2,338					2,338
GRAND TOTAL											**20,178**

Note: These costs are in July 2011 dollars. They HAVE NOT been escalated to the midpoint of construction and DO NOT include construction contingency.

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STATE OPERATING COSTS FORM Cost

MCF - St. Cloud Intake and Health Services Expansion ($ in Thousands)

	Current Cost	Projected Cost (Without Inflation)			
Changes in State Operating Costs	**FY 2012-13**	**FY 2014-15**	**FY 2016-17**	**FY 2018-19**	**FY 2020-21**
Compensation (Program and Building Operation)	$0	$0	$410	$410	$410
Other Program Related Expenses	$0	$0	$0	$0	$0
Building Operating Expenses	$0	$72	$120	$120	$120
State Owned Lease Expenses	$0	$0	$0	$0	$0
Non-State Owned Lease Expenses	$0	$0	$0	$0	$0
Other Expenses (Specify)	$0	$0	$0	$0	$0
Revenue Offsets	$0	$0	$0	$0	$0
TOTAL	**$0**	**$72**	**$530**	**$530**	**$530**
Number of FTE Personnel (FTE = Full Time Equivalent)	0	0	3.5	3.5	3.5

7. SCHEDULE INFORMATION

The proposed preliminary Project Schedule is based on a typical funding sequence for projects that use "bonded" money. The schedule centers on requesting funding during the next bonding year (2012) legislative session and assumes that funding will not be available to begin designer selection and design until mid-May 2013, at the end of the legislative session. Due to the complexity of the project and the multiple areas of design and construction involved, the design process is assumed to take approximately 48 weeks.

The schedule assumes that a single bid package will be issued for construction and assumes a standard design/bid/build construction delivery method. This approach results in a late-summer/early fall construction start, which may affect the efficiency of the start of construction due to the onset of winter weather. Issuing the project in multiple bid packages and/or considering a different construction delivery method such as CM-at-Risk could reduce the proposed construction completion date by allowing the design and construction processes to overlap. This approach would have the added advantage of allowing construction to begin in the spring to take advantage of the optimal construction weather months of the year.

The overall construction timeframe is estimated at 28 months, resulting in a project completion in January 2016. This lengthy construction timeframe is based on several factors, including the complexity of the project, working inside of the secure perimeter, construction that will affect several areas of the facility, and the need to phase the work to allow the facility to operate effectively during construction.

The following page is a preliminary Project Schedule for the Intake and Health Services components and associated work as outlined in the concept design.

7.1 PRELIMINARY PROJECT SCHEDULE